

RECEIVED

7.24.2023

REZONING APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lucy Hall</u>	NAME: <u>Freedom Village, LLC.</u>
ADDRESS: <u>PO Box 501205</u>	ADDRESS: <u>8995 Roswell Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Sandy Springs</u>
STATE: <u>Georgia</u> ZIP: <u>31150</u>	STATE: <u>Georgia</u> ZIP: <u>30350</u>
PHONE: <u>(404) 915-9258</u>	PHONE: <u>(770) 642-5500</u>
EMAIL: <u>Lucy_Hall@bellsouth.net</u>	EMAIL: <u>Lucy_Hall@bellsouth.net</u>
CONTACT PERSON: <u>Kimberly Thomas</u> PHONE: <u>(770) 729-4490</u>	
CONTACT'S E-MAIL: <u>Kimberly.Thomas@mhfh.org</u>	
APPLICANT IS THE:	
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>R-100</u> REQUESTED ZONING DISTRICT: <u>C-2</u>	
PARCEL NUMBER(S): <u>R7148 005A</u> ACREAGE: <u>3.52</u>	
ADDRESS OF PROPERTY: <u>828 Rock Springs Road, Lawrenceville, GA 30043-2117</u>	
PROPOSED DEVELOPMENT: <u>No proposed development or change to current dwelling.</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1/1</u>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>7540</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>0.28409</u>	Density: <u>NA</u>
Net Density: <u>0.28409</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (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. The proposed rezoning and special use permit is not requesting any change to the existing or nearby properties.

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

No. There will not be any adverse affects to the existing surrounding, adjacent, or nearby properties, as this proposal is not

requesting permission to change the existing property in any manner. The home sits back from the road and is within a fenced area.

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

No. The existing structure has 7540 sq. ft., 8 bedrooms and 6 baths. The current zoning does not allow for reasonable economic use.

- (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:

No. The proposed rezoning will not result in excessive or burdensome use of any existing systems. The staff / residents will have ongoing access to one passenger van on a consisant basis and we anticipate up to 2 passenger vehicles being on site based on occupancy.

The home will use utilities in line with an occupied 8 bedroom/ 6 bath residence. The adult residents nor staff use the local school system.

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

Although the proposed rezoning does not conform with the land use plan, the special use of the property will not exceed the acceptable 3 units per acre outlined in the current R-100 zoning and as the applicant is not requesting to develop the land the existing structure will remain a detached residence within the emerging suburban area.

- (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 PROPOSED REZONING:

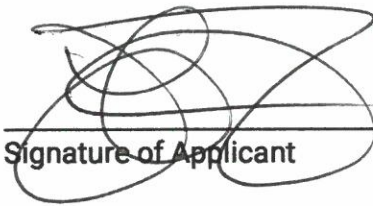
The property owner proposes to use the property as a residence for Gwinnett County residents. The occupants will live in the house and enjoy it's use. A letter of intent is attached to provide further support for approval of the rezoning request.

RECEIVED

7/11/2023

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.



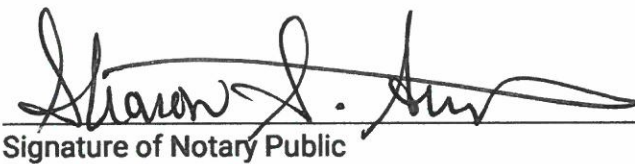
Signature of Applicant

June 23, 2023

Date

Lucy G. Hall, CEO

Type or Print Name and Title



Signature of Notary Public

6/23/2023

Date



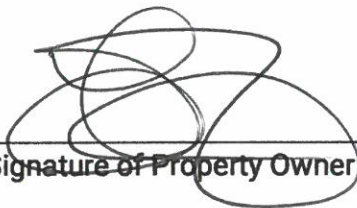
Notary Seal

RECEIVED

7/11/2023

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

June 23, 2023

Date

Lucy G. Hall, CEO

Type or Print Name and Title



Signature of Notary Public

6/23/23
Date



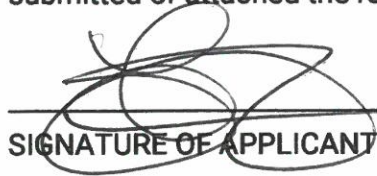
Notary Seal

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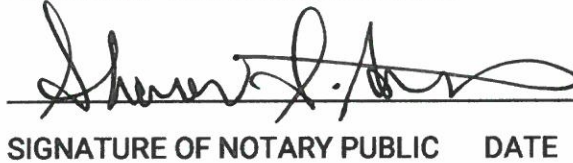
7/11/2023

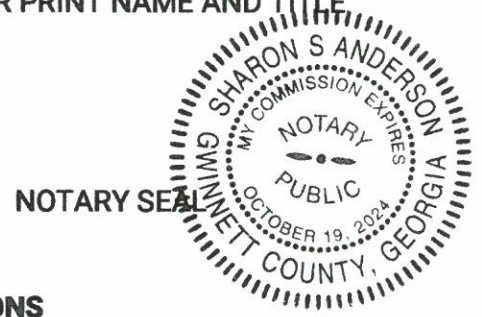
CONFLICT OF INTEREST CERTIFICATION FOR REZONING

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.

	June 23, 2023	Lucy G. Hall, CEO
SIGNATURE OF APPLICANT	DATE	TYPE OR PRINT NAME AND TITLE

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

	6/23/23
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 Lucy G. Hall
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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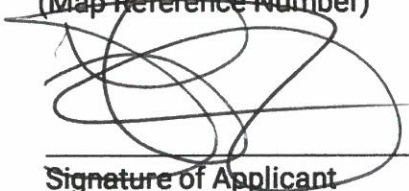
7/11/2023

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: 7 - 148 - 005A
(Map Reference Number) District Land Lot Parcel



June 23, 2023

Signature of Applicant

Date

Lucy G. Hall, CEO

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)

Vickie Schoby
NAME

TSA II
TITLE

6/26/2023
DATE

RECEIVED

6.27.2023

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Lucy G. Hall</u>	NAME: <u>Freedom Village, LLC.</u>
ADDRESS: <u>PO Box 501205</u>	ADDRESS: <u>8995 Roswell Road</u>
CITY: <u>Atlanta</u>	CITY: <u>Sandy Springs</u>
STATE: <u>Georgia</u> ZIP: <u>31150</u>	STATE: <u>Georgia</u> ZIP: <u>30350</u>
PHONE: <u>(404) 915-9258</u>	PHONE: <u>(770) 642-5500</u>
EMAIL: <u>Lucy_Hall@bellsouth.net</u>	EMAIL: <u>Lucy_Hall@bellsouth.net</u>
CONTACT PERSON: <u>Kimberly Thomas</u> PHONE: <u>(770) 729-4490</u>	
CONTACT'S E-MAIL: <u>Kimberly.Thomas@mhfh.org</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-100</u> BUILDING/LEASED SQUARE FEET: <u>7540</u>
PARCEL NUMBER(S): <u>R7148 005A</u> ACREAGE: <u>3.52</u>
ADDRESS OF PROPERTY: <u>828 Rock Springs Road, Lawrenceville, GA 30043-2117</u>
SPECIAL USE REQUESTED: <u>Residential Shelter No proposed development or change to current dwelling.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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6.27.2023

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

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

Yes, the proposed special use permit will permit Gwinnett County residents to reside in the home. This use is suitable in view of the use and development of adjacent and nearby properties.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed special use permit will not adversely affect the existing use or usability of adjacent or nearby properties.

The special use permit will not require any development or modification to the existing home.

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

No. The existing structure has 7540 sq. ft., 8 bedrooms and 6 baths. The current zoning does not allow for reasonable economic use.

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

No. The proposed special use permit will not result in a use which will or could cause an excessive or burdensome use of existing systems or facilities. The staff / residents will have ongoing access to one passenger van on a consistent basis and we anticipate maybe up to 2 passenger vehicles being on site based on occupancy. The home will use utilities in line with an occupied 8 bedroom, 6 bath residence. Neither the adult residents or onsite staff will attend the local schools.

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

Although the proposed special use permit is not in conformity with the 20 year land use plan, the property will not hinder the plan, the special use will not exceed the acceptable 3 units per acre outlined in the current R-100 zoning and as the intent is not to develop the land in any manner, the existing structure will remain within a detached residence within the emerging suburban area.

- (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 PROPOSED SPECIAL USE PERMIT:

The property requests the special use permit to use the property as a residence for Gwinnett County residents in need of housing.

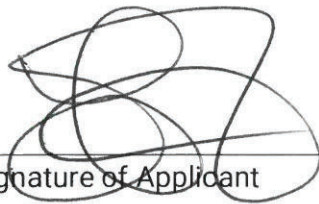
The occupants will live in the house and enjoy it's use. A letter of intent is attached to provide further support for approval of the request.

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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Signature of Applicant

June 23, 2023

Date

Lucy G. Hall, CEO

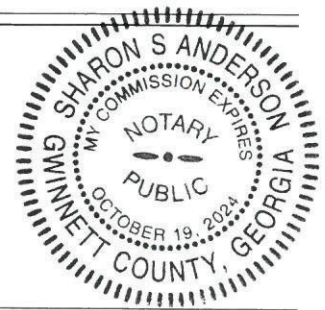
Type or Print Name and Title



Signature of Notary Public

6/23/23
Date

Notary Seal

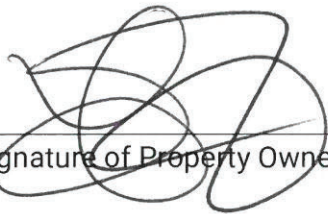


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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

June 23, 2023

Date

Lucy G. Hall, CEO

Type or Print Name and Title



Signature of Notary Public

6/23/23

Date



Notary Seal

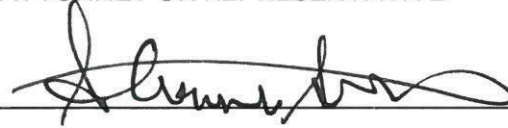
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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

	June 23, 2023	Lucy G. Hall, CEO
_____ SIGNATURE OF APPLICANT	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE

_____ SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE	_____ DATE	_____ TYPE OR PRINT NAME AND TITLE
	6/23/23	
_____ SIGNATURE OF NOTARY PUBLIC	_____ DATE	NOTARY SEAL



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 Lucy G. Hall
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.

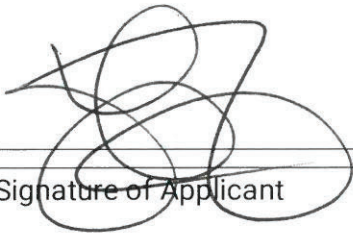
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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



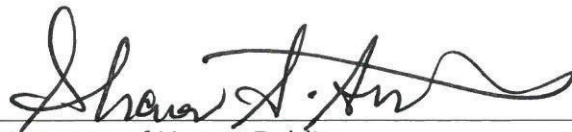
Signature of Applicant

Lucy G. Hall, CEO

Type or Print Name

June 23, 2023

Date



Signature of Notary Public

6/23/23

Date



Notary Seal



PO Box 501205
Atlanta, GA 31150
www.maryhallfreedomvillage.org

Freedom Village, LLC.
8995 Roswell Road
Sandy Springs, GA 30350

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

7.24.2023

July 24, 2023

Gwinnett County Department of Planning & Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046-2440

Re: Rezoning Permit Letter of Intent - - 828 Rock Springs Road, Lawrenceville, GA 30043

To Whom It May Concern:

Freedom Village, LLC. proposes to operate a Residential Community at the location listed above. The intent of the project is to provide stable housing to 20 single Gwinnett County women without children. The greater goal is to deliver supports to improve social integration and independent living.

The project will be staffed by one on-site live in person and two rotating weekend staff persons. The staff will provide oversight to up to 20 single women without children, residing in the home at any given time – 16 women in the 4770 sq. ft. on the main floor and 4 women in the 2770 sq. ft. finished basement. One passenger van will be assigned to the project, and it is anticipated that depending on occupancy up to 2 passenger vehicles that belong to the residents may be on site.

The property will be used to provide a residence to single women without children in need of restoration and supportive services, which will be delivered at Mary Hall Freedom Village, Inc. located in Sandy Springs, GA. The residing women will come from all walks of life and are referred to the program from local churches, hospitals, and other community partners.

Other than offering the women a safe place to sleep, eat, and enjoy the camaraderie of other single women in need, we do not anticipate providing any on-site services.

Respectfully, Freedom Village requests a waiver to reduce the buffer on the left side of the property to zero and also to reduce the buffer on the right side of the property to 5. In addition, we request a variance to allow the driveway to remain its current width.

Should you have any questions regarding the intent of the program or use of the property, please do not hesitate to contact me at Lucy_Hall@bellsouth.net or (404) 915-9258.

Sincerely,


Lucy Hall, CEO
MHFV, Inc.

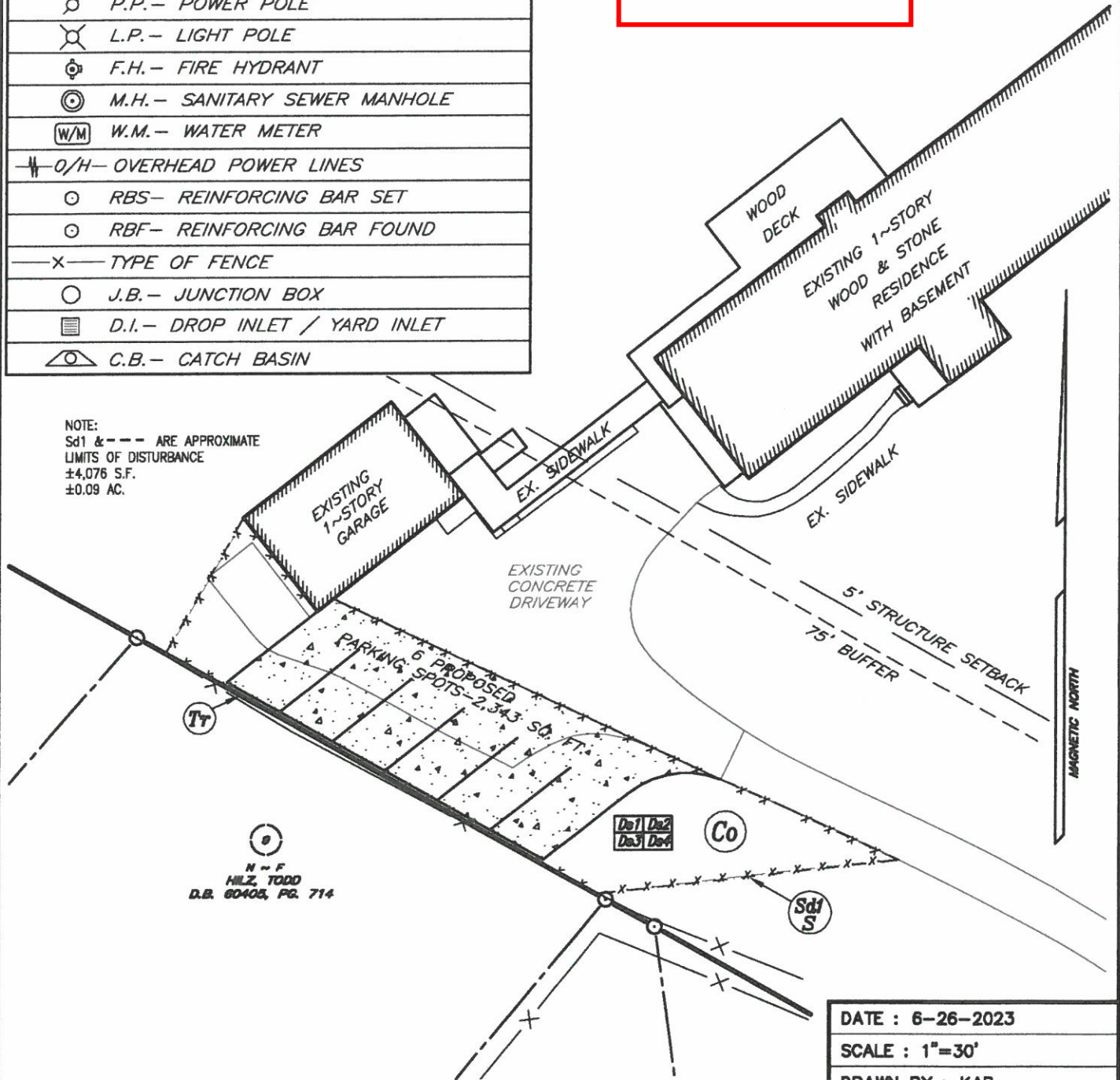
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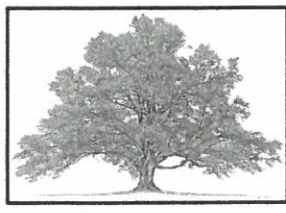
LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	O/H - OVERHEAD POWER LINES
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN

NOTE:
Sd1 & --- ARE APPROXIMATE
LIMITS OF DISTURBANCE
±4,076 S.F.
±0.09 AC.



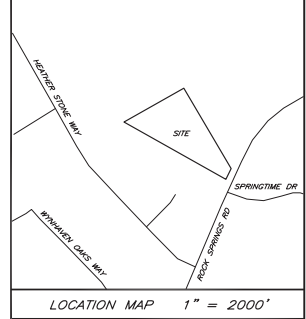
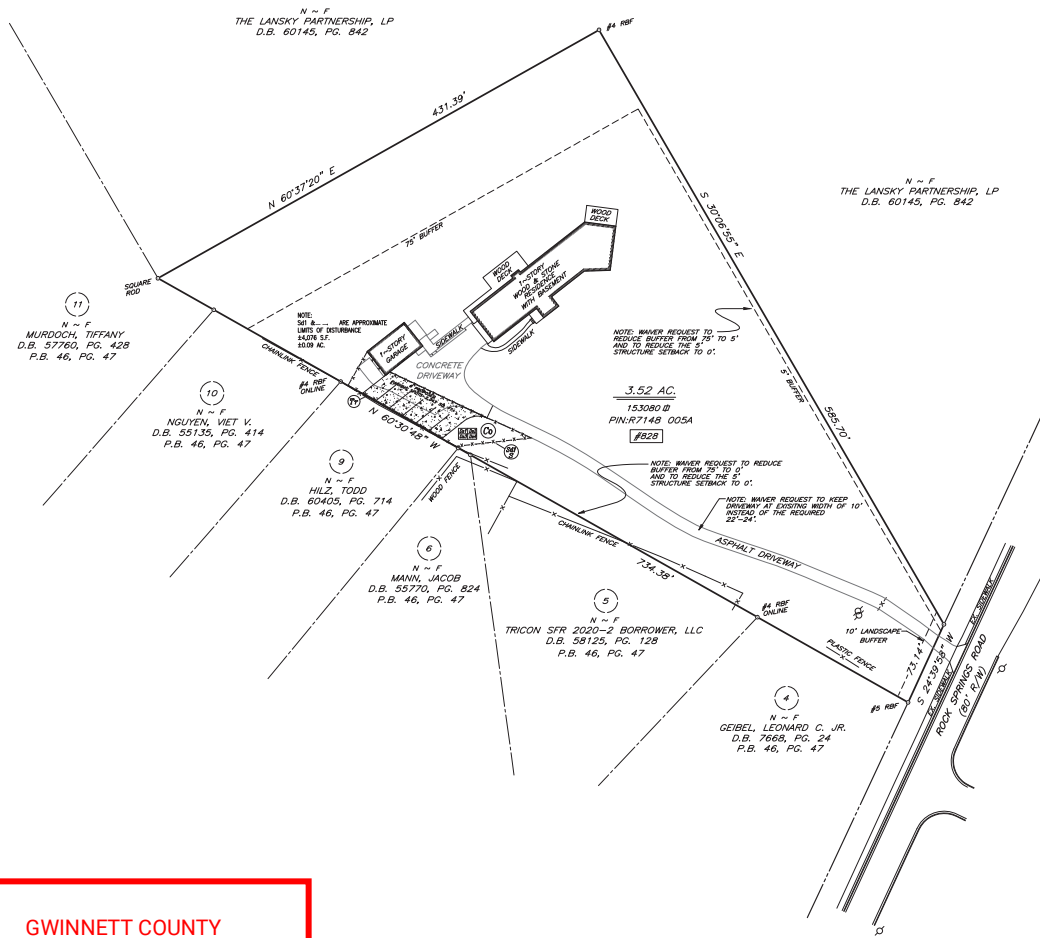
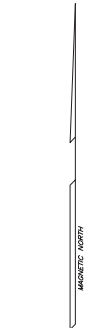
DATE : 6-26-2023
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
DRAWING NAME : ROCK-SITE
PROJECT NO. : 2020078



PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Environmental
4131 Bollingbrook Dr.
Marietta, Georgia 30062
Phone 404.767.1012
www.pristinelandservices.com

PARKING PLAN FOR:
#828 ROCK SPRINGS ROAD
MARY HALL FREEDOM CENTER
LOCATED IN LAND LOT 148
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.S. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	U.E. - UNDERGROUND ELECTRIC
	S.B. - SOUTHERN BELL MANHOLE
	G - GAS LINE
	O.P. - OVERHEAD POWER LINES
	H.W. - HEDGEWALL
	W - WATER LINE
	PBX - POWERBOX

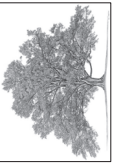
**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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 7.24.2023



PRISTINE LAND SERVICES
 Land Services • Landscapes • Environmental
 4131 Bellinbrook Dr.
 Marietta, Georgia 30062
 Phone: 404.742.1012
 www.pristinelandservices.com



PARKING PLAN FOR:
#828 ROCK SPRINGS ROAD
MARY HALL FREEDOM VILLAGE
 LOCATED IN LAND LOT 148
 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA



REVISIONS

FIELD WORK DATE: 4-27-2023
 DRAFTING DATE: 6-26-2023
 SCALE: 1"=50'
 DRAWN BY: KAB
 CHECKED BY: KAB
 PROJECT NO. 2023078
 ROCK-SITE-MAIN.DWG

RECEIVED

6.27.2023

EXHIBIT "A"
(LEGAL DESCRIPTION)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LAND LOT LINE DIVIDING LAND LOTS 173 AND 148 AND CENTERLINE OF SPRINGS ROAD; RUNNING ALONG SAID LAND LOT LINE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 2,519.9 FEET TO AN IRON PIN FOUND; CONTINUING THENCE NORTH ALONG SAID LAND LOT LINE 60 DEGREES 41 MINUTES EAST A DISTANCE OF 432.0 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 30 DEGREES 04 MINUTES EAST A DISTANCE OF 585.59 FEET TO AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF ROCK SPRINGS ROAD; RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH 24 DEGREES 50 MINUTES WEST A DISTANCE 73.22 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 60 DEGREES 30 MINUTES WEST A DISTANCE OF 735.55 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY, HAVING A HOUSE THEREON KNOWN AS 828 ROCK SPRINGS ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY GEORGIA LAND SURVEYING CO., INC., DATED JANUARY 9, 1987, SAID SURVEY CONTAINS 3.52 ACRES.
KNOWN: 828 ROCK SPRINGS ROAD
PARCEL: 7-148-005A

Subject to all easements and restrictions of record.

Tax ID#: R7148-005A

Subject to any Easements or Restrictions of Record