



SPECIAL USE PERMIT APPLICATION

APPLICATION FOR SPECIAL USE PERMIT, SNELLVILLE GEORGIA

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

DATE RECEIVED _____

CASE # SUP _____

Version 4-1-2025

Applicant is: (check one)
☐ Property Owner
☒ Attorney for Property Owner
☐ Property Owner's Agent

Property Owner (if not the applicant): ☐ check here if additional property owners and attach additional sheets.

Jody Charles Campbell
Name (please print)
Attorney for Owner
Title
Blum & Campbell, LLC
Corporate Entity Name
3000 Langford Rd., Bldg. 100
Mailing Address
Peachtree Corners, Georgia 30046
City, State, Zip Code
470-365-2890/
Phone Number (wk) (cell)
jody@blumcampbell.com
Email Address

Andrew Daniels
Name (please print)
Manager
Title
Daniels RE Investments, LLC
Corporate Entity Name
[REDACTED]
Mailing Address
[REDACTED]
City, State, Zip Code
404-402-6402
Phone Number (wk) (cell)
andrew.danielsrealestate@gmail.com
Email Address

Requested Special Use: Behavioral Health Facility in CI Specific Use Standards are Applicable: ☐ YES ☐ NO

This SUP application is also being filed along with applications for: ☐ Rezoning ☐ Land Use Plan Amendment ☐ None ☒ Change of Conditions

Present Zoning District Classification: CI Present Future Land Use Classification: Public/Civic/CI
Proposed Zoning District Classification: CI Proposed Future Land Use Classification: Public/Civic/CI

Property Street Address: 3005 Lenora Church Road, Bldgs. B & C Acreage: 2.268 Tax Parcel No.: R5029.096

APPLICATION FEES: Please see the Planning Department Fee Schedule for application and public notification fees.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

UDO Sec. 103-10.2. Application Requirements

- A. Each application for a special use permit must be filed with the Department and must include the following:
 1. Payment of the appropriate application and public notification fees.
 2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
 3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of application submittal.

4. One (1) original and ten (10) copies of the proposed site plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.
6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate and/or explain how the property and use of the property is (or will be) in compliance with each Special Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.
7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.
8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.
10. A traffic impact analysis when required by the Planning Director in accordance with UDO Sec. 103-5.2.

UDO Sec. 103-10.3. Review Criteria

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

- A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
- B. Whether the proposed use would be consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
- C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
- D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or
- E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
- F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
- G. Whether the density of development may be affected by the height of a building.

UDO Sec. 103-10.4. Review Process

- A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.
- B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.
- C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
 1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
 2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in this subsection.
 3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.
- D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.
- E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

UDO Sec. 103-10.5. Appeals

Any person aggrieved by a decision or order of the City Council may appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal must be filed within 30 days from the date of the decision of the City Council. Upon failure to file the appeal within 30 days, the decision of the City Council will be final.

UDO Sec. 103-10.6. Following Special Use Permit Approval

- A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.
- C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property.
- E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.
- F. Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.
- G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

UDO Sec. 103-9.8. Public Notification

The following are required for applications to amend the Future Land Use Map, Official Zoning Map, Conditions of Rezoning, or for a Special Use Permit:

- A. Legal Notice
Due notice of the Planning Commission meeting and the City Council public hearing must be published in a newspaper of general circulation within the City and the newspaper which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing, not fewer than 15 days, nor more than 45 days before the date of the Planning Commission meeting and the City Council public hearing.
- B. Signs Posted
The Department must post a sign containing information that indicates that the application(s) has been filed and the date, time, and place of both the Planning Commission meeting and City Council public hearing at which the application(s) will be considered. The sign(s) must be posted at least 15 days, nor more than 45 days before the Planning Commission public hearing and must be posted in a conspicuous place on the property adjacent to and visible from each public street abutting the property for which an application has been submitted. The applicant must submit the required fee for the purchase of said sign(s) at the time such an application(s) is submitted. The applicant must maintain the sign(s) in good condition, making sure they are present and upright throughout the application review period, which must extend through the time of final City Council decision. The Department is responsible for the removal of all public notice sign(s).
- C. Letters to Adjoining Property Owners
The Department must notify the owners of adjoining properties of the property for which the variance is sought and/or their agent by First Class USPS mail to the mailing address provided by the Gwinnett County Tax Commissioner's Office. The notification must be mailed at least 15 days before the Planning Commission meeting. A second notification mailing must be at least 15 days before the City Council public hearing. The notification must include a description of the application and the date, time, and place of the public hearing.

APPLICANT SHALL PROVIDE A RESPONSE AS TO WHETHER THE PROPERTY MEETS EACH CRITERIA OR EACH USE STANDARD AS REQUIRED IN UDO SEC. 206 FOR THE PROPOSED USE AND INCLUDE SAID RESPONSES WITHIN THE LETTER OF INTENT.

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 a Special Use Permit 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 no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if 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, or otherwise conveyed or discontinued.



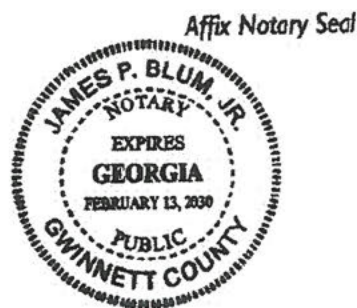
Signature of Applicant Date 7/14/2026

Jody Charles Campbell, Attorney for Owner

Type or Print Name and Title



Signature of Notary Public Date 7-14-2026



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 Jody Charles Campbell, Blum & Campbell, LLC to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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

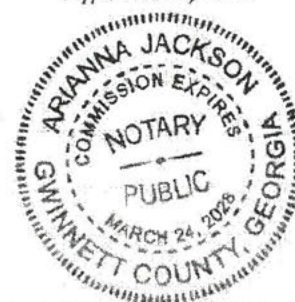
Signature of Property Owner Date 07/14/2026

Andrew Daniels, Manager

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public Date



CONFLICT OF INTEREST CERTIFICATIONS 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 forms provided.

☐ Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

Signature of Applicant

Date

[Redacted Signature]

7/14/26

Type or Print Name and Title

Jody Charles Campbell, Attorney

Type or Print Name and Title

Signature of Applicant's Attorney or Representative

Date

[Redacted Signature]

7-14-2026

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: Jody Charles Campbell

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

CONTRIBUTIONS (List all which aggregate to \$250 or more)		

☐ 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 Special Use Permit application.

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

[Redacted Signature]

07/14/2026

Signature of Property Owner or Agent

Date

Andrew Daniels, Manager

Type or Print Name and Title

Affix Notary Seal

[Redacted Signature]

7/14/2026

Signature of Notary Public

Date



SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- ☐ Application Form.
- ☐ Application and Public Notification Fees (make check payable to City of Snellville, Georgia).
- ☐ Copy of recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing evidence of ownership in the real property subject to the application.
- ☐ Property Legal Description.
- ☐ As-Built Boundary Survey (current within one-year).
- ☐ Site Plan (24" x 36" full size original and one 11" x 17" reduction) – See requirements on next page.
- ☐ Attach copy of Definitions and Use Standards as applicable to requested use (UDO Sec. 206).
- ☐ Letter of Intent. Demonstrate compliance with each Use Standard identified above or request as a variance.
- ☐ Verification of Paid Gwinnett County and City of Snellville Property Taxes.
- ☐ Architectural Building Renderings (or photos if existing building to be used).
- ☐ Traffic Impact Analysis (when required by UDO Sec. 103-5.2).
- ☐ Applicant and Property Owner Certification with Notarized Signature (Attachment A).
- ☐ Conflict of Interest Certification/Campaign Contributions (Attachment B).
- ☐ Additional information deemed necessary by the Planning Director in order to evaluate a proposed use and its relationship to the surrounding area.
- ☐ Provide one (1) application original with notarized signatures and ten (10) copies of application original.
- ☐ Provide USB drive containing digital files (in .PDF format) of complete application (including all attachments, exhibits, survey, plans, photos, reports, etc.).

After Recording Return to:

Krevolin and Horst, LLC
1201 W Peachtree Street, N.W.
One Atlantic Center, Suite 3500
Attn: Guinevere M. Christmann
Parcel ID No. R5029 096

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE is made as of February 26 2026, between GCSA, LLC, a Georgia limited liability company ("Grantor"), and DANIELS RE INVESTMENTS LLC, a Georgia limited liability company ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has hereby granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Gwinnett County, Georgia, and being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject, however, to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first
above written

GRANTOR:

GCSA, LLC,
a Georgia limited liability company

By: Georgia Charter Schools Association, Inc.,
a Georgia nonprofit corporation,
its Sole Member

By: [REDACTED] (SEAL)
Name: Bonnie Holliday
Title: CEO

Signed, sealed and
delivered in the presence of:

[REDACTED]

Unofficial Witness

[REDACTED]

Notary Public & Sheriff
My Commission Expires:



Limited Warranty Deed signature page

EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 28 & 29 of the 5th Land District, Gwinnett County, Georgia, known as Tract 2, being 2.289 acres as shown according to the plat of survey prepared for 3005 Lenora Church, LLC, by W.T. Dunahoo and Associates, Inc. dated December 21, 2005 recorded in Plat Book 114, Page 36, Clerk of Superior Court Gwinnett County, Georgia records, said Plat being incorporated herein by reference and made a part of this legal description thereof and being described as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, commence at the southwest corner of the intersection of the right of way of Lenora Church Road (100 foot Right of Way) and the Right of Way of Springdale Drive (80 foot Right of Way), then running North along the Western border of the Right of Way of Lenora Church Road 1181.02 feet to a rebar set; run thence, leaving said right of way, South 86 degrees 38 minutes 41 seconds West a distance of 183.44 feet to a point; run thence South 02 degrees 38 minutes 55 seconds East a distance of 108.33 feet to an iron pin found/rebar; run thence South 87 degrees 36 minutes 00 seconds West a distance of 97.45 feet to a point marked by an iron pin set, said point being THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING as thus established, run thence North 02 degrees 37 minutes 30 seconds West a distance of 126.07 feet to an iron pin set; run thence North 87 degrees 27 minutes 05 seconds East a distance of 27.95 feet; run thence North 02 degrees 37 minutes 30 seconds West a distance of 162.67 feet to a point; run thence North 87 degrees 36 minutes 00 seconds East a distance of 223.83 feet; run thence South 13 degrees 10 minutes 00 seconds East a distance of 15.00 feet; run thence North 87 degrees 36 minutes 00 seconds East a distance of 10.00 feet to a point located along the Western border of the right of way of Lenora Church Road; continue thence along said Right of way a chord bearing and distance of North 08 degrees 58 minutes 40 seconds West 25.00 feet to a point marked by an iron pin found 1/2 inch rebar; run thence, leaving said right of way, South 87 degrees 36 minutes 00 seconds West a distance of 232.00 feet to an iron pin set; run thence South 87 degrees 36 minutes 00 seconds West a distance of 210.20 feet; run thence South 37 degrees 31 minutes 50 seconds West a distance of 389.64 feet to a point located on the border of Land Lot 28 and Land Lot 29; run thence North 87 degrees 36 minutes 00 seconds East a distance of 433.23 feet to a point marked by an iron pin set, said point being THE TRUE PLACE OR POINT OF BEGINNING.

Exhibit A

4923-9295-6048, v. 1

EXHIBIT B

Permitted Encumbrances

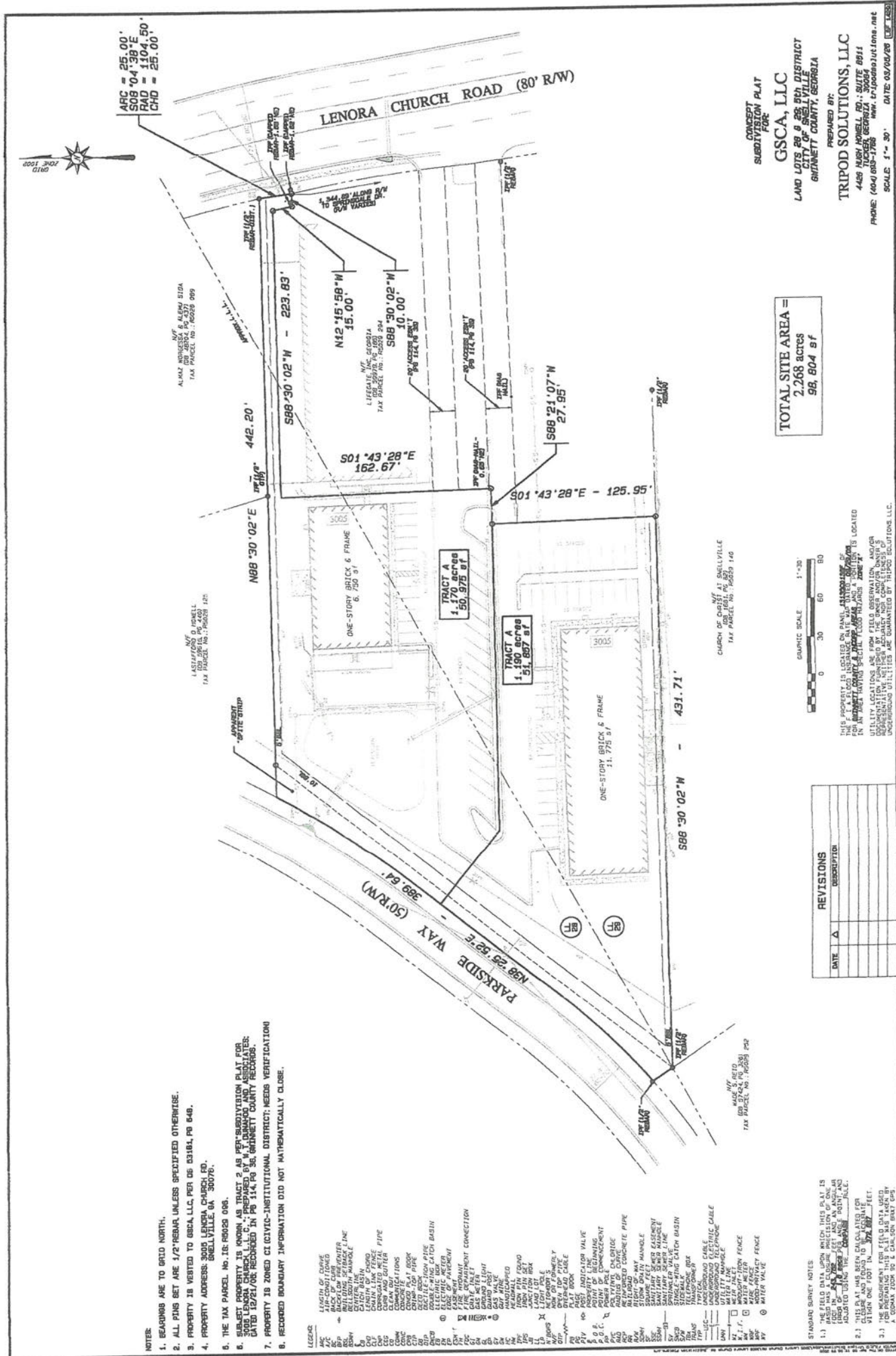
1. Taxes and assessments not yet due and payable.
2. Easements for the installation or maintenance of public utilities serving the property.
3. Any matter that would be disclosed by an inspection or survey of the property.
4. Easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. The exact amount of acreage contained within the property.
7. Any minerals or mineral rights leased, granted or retained by prior owners.
8. All matters of record in the Records of the Clerk of Superior Court of Gwinnett County, Georgia.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 28 & 29 of the 5th Land District, Gwinnett County, Georgia, known as Tract 2, being 2.289 acres as shown according to the plat of survey prepared for 20005 Lenora Church, LLC, by W.T. Dunahoo and Associates, Inc. dated December 21, 2025, recorded in Plat Book 114, Page 36, Clerk of Superior Court of Gwinnett County, Georgia records, said Plat being incorporated herein by reference and made a part of this legal description hereof and being described as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, commence at the southwest corner of the Intersection of the right of way of Lenora Church Road (100 foot Right of Way) and the Right of Way of Springdale Drive (80 foot Right of Way), then running North along the Western border of the Right of Way of Lenora Church Road 1181.02 feet to a rebar set; run thence, leaving said right of way, South 86 degrees 38 minutes 41 seconds West a distance of 183.44 feet to a point; run thence South 02 degrees 38 minutes 55 seconds East a distance of 108.33 feet to an iron pin found/rebar; run thence South 87 degrees 36 minutes 00 seconds West a distance of 97.45 feet to a point marked by an iron pin, said point being the TRUE PLACE OR POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING as thus established, run thence North 02 degrees 37 minutes 30 seconds West a distance of 126.07 feet to an iron pin set; run thence North 87 degrees 27 minutes 05 seconds East a distance of 27.95 feet; run thence North 02 degrees 37 minutes 30 seconds West a distance of 162.67 feet to a point; run thence North 87 degree 35 minutes 00 seconds East a distance of 223.83 feet; run thence South 13 degrees 10 minutes 00 seconds East a distance of 15.00 feet; run thence North 87 degrees 36 minutes 00 seconds East a distance of 10.00 feet to a point located along the Western border of the right of way of Lenora Church Road; continue thence along said Right of Way a chord bearing and distance of North 08 degrees 58 minutes 40 seconds West 25.00 feet to a point marked by an iron pin found ½ inch rebar; run thence, leaving said right of way, South 87 degrees 36 minutes 00 seconds West a distance of 232.00 feet to an iron pin set; run thence South 87 degrees 36 minutes 00 seconds West a distance 210.20 feet; run thence South 37 degrees 31 minutes 50 seconds West a distance of 389.64 feet to a point located on the border of Land Lot 28 and Land Lot 29; run thence North 87 degrees 36 minutes 00 seconds East a distance of 433.23 feet to a point marked by an iron pin set, said point of beginning THE TRUE PLACE OR POINT OF BEGINNING.



PARCEL ID	TAX YEAR	OWNER OF RECORD	
R5029 096	2025	GCSA LLC	
DISTRICT		PROPERTY LOCATION & DESCRIPTION	
SNELLVILLE		3005 LENORA CHURCH RD #B&C 3005 B & C LENORA CHURCH RD	
For Additional Information Please See The Reverse Side Of This Notice. 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.			
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	493,800	CURRENT USE EXEMPTIONS:	\$21,924.08
BUILDING VALUE:	1,240,700		
TOTAL VALUE:	1,734,500		
ASSESSED VALUE:	693,800	TOTAL EXEMPTIONS:	\$21,924.08
ACREAGE:	2.2900		
COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 0.00% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	693,800	0	693,800 0 0.006950 0.00
DEVELOPMENT/CODE ENFORCEMENT	693,800	0	693,800 0 0.000000 0.00
ECONOMIC DEVELOPMENT	693,800	0	693,800 0 0.000300 0.00
FIRE & EMS	693,800	0	693,800 0 0.000000 0.00
POLICE	693,800	0	693,800 0 0.001000 0.00
RECREATION	693,800	0	693,800 0 0.001000 0.00
TOTAL COUNTY TAXES		0.011450 0.00	
SCHOOL TAXES - Levied by the Board of Education and representing 0.00% of your total ad valorem tax amount.			
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	693,800	0	693,800 0 0.018700 0.00
SCHOOL BOND	693,800	0	693,800 0 0.001450 0.00
TOTAL SCHOOL TAXES		0.020150 0.00	
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	SFE	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
TOTAL OTHER TAXES		0.00	
TOTAL MILLAGE RATE: 0.031600		TOTAL AD VALOREM TAXES: 0.00	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS	
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE AMOUNT
TOTAL OTHER ASSESSMENTS:		0.00	TOTAL AMOUNT DUE 0.00
			GRAND TOTAL DUE THIS BILLING: 0.00

7/23/2026

RETURN THIS PORTION WITH YOUR PAYMENT

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2025	R5029 096	07-23-2026	\$0.00	

R5029 096
GCSA LLC
3280 PEACHTREE RD NE FL 7
ATLANTA GA 30305-2430

Address
Change: ☐

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



1111

1 25 185029000960000 4 00000000000 00000000000 0



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

2025 Property Tax Bill

Parcel ID	Tax District	Bill #
R5029 096	10 - City of Snellville	004532
Property Owner/Location/Description		Fair Market Value
GCSA LLC 3005 LENORA CHURCH RD #B&C		1,734,500
		Taxable Value
		0
Levies	Taxable Value	- Exemptions = Net Assessment x Tax Rate = Net Tax
City of Snellville	0	0 0 4.0000000 \$0.00
2025 STORMWATER		\$1,888.75

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2026.

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

Current Year Tax	\$1,888.75
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,888.75
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	01/15/2026



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: R5029 096
Amount Due: \$0.00
Bill#: 004532
Due Date: 01/15/2026

AMOUNT PAID

GCSA LLC
3355 LENOX RD NE
STE 440
ATLANTA, GA 30326-1357

Snellville, GA
2342 Oak Rd
Snellville, GA 30078