

ZONING

is to allow a tobacco retail establishment, retail sales of tobacco, tobacco accessories and vapes.
934-71679
5/25,6/1,8,15,22,29,2022

The City of Buford Zoning Board of Appeals will meet on **Monday, June 27, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request for 110 Poplar Street for S&A Industries, LLC. The variances requested are to reduce the front setback along West Jackson Street from 35 feet to 20 feet, to reduce the front setback along Poplar Street from 35 feet to 25 feet and to reduce the rear setback from 40 feet to 5 feet.
934-72316
6/1,8,15,22,2022

The City of Buford Zoning Board of Appeals will meet on **Monday, June 27, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 103 Maddox Road for Adrian Berciu. The variance requested is to allow a fence within the front yard.
934-72317
6/1,8,15,22,2022

The City of Buford Zoning Board of Appeals will meet on **Monday, June 27, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request for 100 Legion Drive for Chad and Mafe Qwin. The variance requested is to allow a fence within the 75 foot impervious setback.
934-72318
6/1,8,15,22,2022

The City of Buford Zoning Board of Appeals will meet on **Monday, June 27, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5000 Lanier Islands Parkway for Liz Hamilton. The variance requested is to allow 87 directional signs and to allow a pole sign and to increase the size of the signs.
934-72330
6/1,8,15,22,2022

City of Lilburn

City Council Hearing - Monday, July 11, 2022 at 7:30 P.M.
340 Main Street
Lilburn, Georgia 30047
(770) 921-2210

The City Council give notice that public hearings on the dates, times, and at the location as noted above are scheduled to consider:

NEW BUSINESS
1. **R2-2022-01 and SUP-2022-01.** Application by Traton LLC c/o Alliance Engineering and Planning to rezone 5454, 5444, 5434, 5424, 5414 Lawrenceville Hwy, Lilburn, GA 30047 as recorded as District 65. Land consists of 45. Parcels 008, 009, 010, 011, 012, and 013. Applicant is requesting to rezone approximately 8.1 +/- acres from CB Commercial Business to R-2 Medium Density Residential. Applicant is concurrently requesting Special Use Permit to allow development of 65 Single-Family attached. The lots are comprised of 9.25 acres and are all within the US29 Overlay District.

The above items are scheduled for the Public Hearings as noted. The applications, site plans, legal descriptions, and other information are on file at the Lilburn Planning Department at 34 Main Street. Applications may be viewed by the public between the hours of 8:30 AM and 5:00 PM, Monday through Friday.
934-74124 6/22,2022

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners more fully set forth on Exhibit "A" attached hereto and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and re-zoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and re-zoning on **Tuesday, July 12, 2022, at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and re-zoning on **Monday, July 18, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. Please note that this is a change in the location and the date from the regular monthly City Commission meeting.

This 7th day of June, 2022.
CHANDLER, BRITT & JAY, LLC
City Attorneys

EXHIBIT "A"

OWNER: CONNIE KITSSELL
CURRENTLY ZONED: RA-100
PROPOSED ZONING: RA-100
4238 THOMPSON MILL RD
All that tract or parcel of land lying and being in Land Lot 264, of the 7th District, and being in Gwinnett County, Georgia, designated as Lot 1, and being more particularly described and delineated according to a plat and survey for Connie Kitsell, William Thompson, Sherry Thompson, Patton Thompson, and Kaysi Thompson, recorded in the office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 142, Pages 261-262, which plat is incorporated herein and made a part hereof by this reference.
Parcel ID: R7264 306

OWNER: KAYSI & PATTON

ZONING

THOMPSON
CURRENTLY ZONED: RA-100
PROPOSED ZONING: RA-100
4238 THOMPSON MILL RD
All that tract or parcel of land lying and being in Land Lot 264, of the 7th District, and being in Gwinnett County, Georgia, designated as Lot 2, and being more particularly described and delineated according to a plat and survey for Connie Kitsell, William Thompson, Sherry Thompson, Patton Thompson, and Kaysi Thompson, recorded in the office of the Clerk of Superior Court of Gwinnett County, Georgia in Plat Book 142, Pages 261-262, which plat is incorporated herein and made a part hereof by this reference.
Parcel ID: R7264 306

OWNER: ROBERT MC-CARTHY
CURRENTLY ZONED: RL
PROPOSED ZONING: RL
5925 SHADBURN FERRY RD
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 332 IN THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.4216 ACRES AS SHOWN ON A PLAT OF SUBDIVISION PREPARED BY SONS REALTY & DEVELOPMENT RECORDED IN PLAT BOOK 442, PAGE 240, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO

OWNER: KRISTYNA & ANDREW SMITH
CURRENTLY ZONED: RL
PROPOSED ZONING: RL
5935 SHADBURN FERRY RD
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 332 of the 7th Land District of Gwinnett County, Georgia and being Lot 2, Block A of Thornlow Subdivision, all is more particularly shown and delineated on a plat of said subdivision prepared by Horlbeck & Associates, Inc., dated September 9, 1988 and recorded at Plat Book 46, page 143, Gwinnett County Plat Records, said plat being incorporated herein by reference thereto for a more particular and complete description of said lot. Said property being improved property known as 5935 Shadburn Ferry Road, Buford, Georgia 30518, and having situated thereon a single family residence.

934-73563
6/15,22,29,7/6,2022

NOTICE OF PLANNING & ZONING COMMISSION MEETING AND PUBLIC HEARING
Planning & Zoning Commission Meeting
City of Berkeley Lake
Tuesday, July 12, 2022 at 7:15 PM

Berkeley Lake City Hall
4040 South Berkeley Lake Road
Berkeley Lake, GA 30096-3016
Phone: 770.368.9484

The Planning & Zoning Commission of the City of Berkeley Lake will conduct a public hearing at the time and place stated above to receive comments from interested parties concerning the following matters:

1. **R21-22-02.** 156 Baywater Circle. Applicant Kathy Sanders requests relief from Section 78-141 of the zoning ordinance to allow the modification of a non-conforming structure to raise an existing bathroom roof by 18 inches. The overall height of the structure will comply with the height requirement. All interested parties are invited to attend, and comments are encouraged.
934-74134 6/22, 2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, July 12, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, July 18, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 1037 Parkway Court, Suite D & E for Yvette Norris. The special use permit requested is to allow paint booth for repair services.
934-73518
6/22,29,7/6,13,2022

NOTICE
Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of July will take place on **Monday, July 18, 2022, at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
934-73516
6/22,29,7/6,13,2022

CITY OF SUGAR HILL
NOTICE OF PUBLIC HEARING
TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW DRB-TC 22-002 - SAH Atlanta, LLC c/o Mahaffey Pickens Tucker, LLP,
containing 10.08 acres

PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for Town Center Overlay District Design Review Approval for the property known as Tax Parcel ID's: R7306-121, R7306-220, R7306-263, R7306-279, R7306-038, R7306-037, R7306-036, and R7306-035 containing 10.08 acres +/- and located along Nelsow Brogdon Boulevard (State Route 20) at its intersection with Old Cumming Road, Sugar Hill, Georgia.

The properties are presently zoned Office Institutional/Low Density Single-Family Residential/Medium Density Single-Family Residential/Town Center Overlay District (O/RS-100/TCO) in the City of Sugar Hill. The applicant is in the process of requesting to rezone to Medium Density Single-Family Residential/Town Center Overlay District (R36/TCO) for a single-family attached homes. SDH Atlanta, LLC is requesting to seek design review approval with variances for the construction of the single-family attached homes.

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the proposed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval requests or table the Design Review Approval requests. A public hearing on the proposed Design Review Approval request will be held before the Mayor and City

ZONING

Council on Monday, July 11, 2022, at 7:30 pm. in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case files will be viewed by the interested party at the Department of Planning and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m.
934-74136 6/22,2022

CITY OF SUGAR HILL
NOTICE OF PUBLIC HEARING
TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW DRB-TC 22-003 & DRB-TC 22-004 - Peach State Family Homes
TAX PARCELS 7292-123 & 7-292-196 - 4719 EAST BROAD STREET, 2 ACRES TOTAL

PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for Town Center Overlay District Design Review Approval for the properties known as Tax Parcel IDs: 7-292-123 & 7-292-196 containing a total of 2 acres, and located at 4719 East Broad Street, Sugar Hill, Georgia.

The properties are currently zoned Medium Density Single Family Residential District (RS-100) and Town Center Overlay District (TCO). Peach State Family Homes is requesting to seek design review approval for construction of two new single-family detached homes (one for each parcel).

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the proposed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval requests or table the Design Review Approval requests. A public hearing on the proposed Design Review Approval request will be held before the Mayor and City Council on **Monday, July 11, 2022, at 7:30 pm.** in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case files may be viewed by any interested party at the Department of Planning and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m.
934-73811 6/22,2022

CITY OF SNELLVILLE
PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received applications **(#RZ 22-04 LUP 22-04)** from CKK Development (applicant) and Larry Garner (property owner) requesting: (a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-7H (Townhome Residential) District; (b) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; (c) and request for variances from the Small Residential Building Standards; Minimum Building Setbacks, and sidewalk and planter strip requirements.

The proposed project is for a 27-unit/lot townhome development on a 3.43± acre site located adjacent to the Olde Hickory Village subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487).

A Public Hearing with the Mayor and Council, as provided by law, on the request is scheduled for **Monday, July 11, 2022 at 7:30 p.m.** in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the applications.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.
934-73105 6/22,2022

CITY OF SNELLVILLE
PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received applications **(#RZ 22-04 LUP 22-04)** from CKK Development (applicant) and Larry Garner (property owner) requesting: (a) to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to R-7H (Townhome Residential) District; (b) to amend the Snellville 2040 Comprehensive Plan Future Land Use Map from Commercial Retail to Medium-Density Residential; (c) and request for variances from the Small Residential Building Standards; Minimum Building Setbacks, and sidewalk and planter strip requirements.

The proposed project is for a 27-unit/lot townhome development on a 3.43± acre site located adjacent to the Olde Hickory Village subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcels 5059 248, 5059 485, 5059 486, and 5059 487).

A Public Hearing with the Mayor and Council, as provided by law, on the request is scheduled for **Monday, July 11, 2022 at 7:30 p.m.** in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the applications.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.
934-73497 6/22,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Julie L Faria and Rich Faria to Mortgage

Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage Solutions LLC, its successors and assigns dated 12/21/2021, recorded in Deed Book 56157 Page 00824 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage-Backed Certificates, Series 2021-3 as agent and nominee for Pine State Mortgage, Inc., as nominee for Pine State Mortgage, Inc., its successors and assigns, dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage-Backed Certificates, Series 2021-3 as agent and nominee for Pine State Mortgage, Inc., its successors and assigns, dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage-Backed Certificates, Series 2021-3 as agent and nominee for Pine State Mortgage, Inc., its successors and assigns, dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; 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