



# LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE ~~DEFOORS~~ LAND USE PLAN OF SNELLVILLE GEORGIA

2387 LENORA CHURCH RD

#1600566

RZ 17-02 LUP 17-01 CUP 17-01

PARCEL- 5026 071

BRANNEN DEVELOPEMNT- 2338 SCENIC HWY LLC

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor

Snellville, GA 30078

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CITY OF SNELLVILLE  
PLANNING & DEVELOPM.

CASE # LUP 17-01

**Applicant:** is the (check one)  
 Owner's Agent  
 Contract Purchaser  
 Property Owner

**DANNY RUECKEL**

Name (please print)

2341 DEFOORS FERRY RD

Address

ATLANTA GA 30318

City, State, Zip Code

4044328392

Phone Number(s)

Fax

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

**2338 SCENIC HIGHWAY LLC**

Name (please print)

2341 DEFOORS FERRY RD

Address

ATLANTA GA 30318

City, State, Zip Code

404-355-9500

Phone Number(s)

Fax

Contact Person: DANNY RUECKEL

Phone: 404-432-8392

Fax:

Cell Phone:

E-mail:

D.RUECKEL@COMCAST.NET

Current Future Land Use Map Designation: OFFICE PROFESSIONAL

Proposed Future Land Use Map Designation: Commercial RETAIL - HSB District

Proposed Use(s): MINI WAREHOUSE STORAGE FACILITY

Property Address/Location: 2387 LENORA CHURCH RD

District 5th

Land Lot 26

Parcel(s) R5026 071

**At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- ✓ Letter of Intent explaining the request for the amendment to the Land Use Plan and what is proposed;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ The present and proposed land use for the parcel(s);
- ✓ Analysis of impact of the proposed land use change pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- ✓ Applicant's and/or Owner's Certification (Attachment B);
- ✓ A current legal description of the parcel(s) being considered for the land use amendment. If the parcel proposed for amendment includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ Map showing all land uses immediately adjacent to the subject property under the existing land use plan;
- ✓ Thirty (30) copies and one (1) original of the proposed Site and Concept Plan, and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) and the location and extent of required buffer areas. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal;
- ✓ Thirty (30) stapled or bound copies of: (a) Land Use Plan Amendment application including Attachments A and B); (b) Letter of Intent; and (c) Map showing all land uses immediately adjacent to the subject property under the existing land use plan. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. Documents must be folded to 8-1/2 x 11"; and
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed

Pursuant to Section 15.2(2)(g) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed land use change with respect to each of the following matters shall be included. Please respond to the following standards in the space provided or attach additional sheets if necessary. Simple yes/no answers or re-statement of the questions are not acceptable.

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties;

Response: The high quality of construction, and minimal parking requirements are suitable for the area.

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2. Whether the proposed land use change will adversely affect the existing uses or usability of adjacent or nearby property;

Response: This project should enhance the values of surrounding properties.

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3. Whether the proposed land use change will result in uses which will or could cause an excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools; and

Response: There will be less traffic with self-storage than office professional use.

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4. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: The vacant building is a detriment to the community.

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### LAN USE PLAN AMENDMENT CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

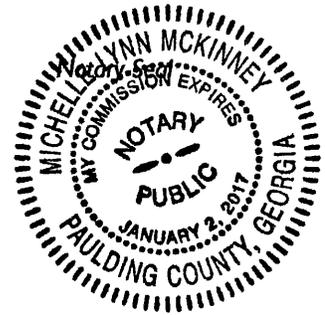
#### APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

*[Signature]* 12/1/16  
Signature of Applicant Date

Danny Ruecker - Sr. Vice President  
Type or Print Name and Title

*[Signature]* 12/1/16  
Signature of Notary Public Date



#### OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

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

*[Signature]* 12/1/2016  
Signature of Owner Date

2338 SCENIC HIGHWAY, LLC  
ARTHUR O. BRANNEN, MEMBER  
Type or Print Name and Title

*[Signature]*  
Signature of Notary Public Date

