



#1600566 RZ 17-02 LUP 17-01 CUP 17-01
PARCEL- 5026 071
BRANNEN DEVELOPEMINT- 2338 SCENIC HW

REZONING APPLICATION

RECEIVED
DEC 13 2016
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

DATE RECEIVED: _____

CASE # RZ RZ 1702 LUP 17-01 CUP 17-01
16-00566

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

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

DANNY RUECKEL
Name (please print)
2341 DEFOORS FERRY RD
Address
ATLANTA, GA 30318
City, State, Zip Code
404-432-8392
Phone Number(s) Fax

2338 Scenic Highway LLC
Name (please print)
2341 DEFOORS FERRY RD
Address
ATLANTA, GA 30318
City, State, Zip Code
404-355-9500 404-351-2511
Phone Number(s) Fax

Contact Person: DANNY RUECKEL Phone: 404-432-8392 Fax: 404-351-2511
Cell Phone: 404-432-8392 E-mail: D.RUECKEL@COMCAST.NET

Present Zoning Classification(s): OP- OFFICE PROFESSIONAL
Proposed Zoning Classification(s): HSB
Proposed Use: SELF STORAGE
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, public notice sign, and adjoining property owner notification fees;
- * Letter of Intent explaining the request for rezoning 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 zoning district for the parcel(s). Include listing of ALL permitted uses in requested Zoning District;
- * Analysis of impact of the proposed rezoning pursuant to Section 15.2(3)(e) of Snellville Zoning Ordinance. (Attachment A);
- * Applicant's and/or Owner's Certification (Attachment B);
- * Conflict of Interest Certification and Disclosure of Campaign Contributions (Attachment C);
- * A current legal description of the parcel(s) to be rezoned. 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 or Warranty Deed (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;
- ✓ 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) Rezoning application (page 1 only and any additional sheets if there are additional property owners); (b) Analysis of impact of the proposed rezoning (Attachment A); (c) Certifications (Attachments B and C); (d) Letter of Intent; and (e), Architectural building renderings and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents. All 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 and signed Rezoning application (and all supporting documents) in .pdf file format;

Rezoning Application
Attachment A

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a **written, documented analysis of the impact of the proposed rezoning 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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: The building design and the proposed use will compliment not only the adjacent properties, but the entire community. A upscale storage facility would have no conflict of interest with the adjacent properties. The new building design is very attractive and will help the look of the community and surrounding businesses.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: With the current zoning of OP, we feel there is not a demand for any office professional businesses in that area. Additionally, there are not enough parking spaces available to accomadate an office professional building. A self storage facilty would compliment the adjacent medical tenants because it would not require as many parking spots as an office professional use.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: Due to the lack of demand for office professional space in that area, the rezoning from Office Professional to HSB is required. Since being rezoned to Office Professional on 6-11-2007, the building has been a source of vandalism and shelter for the homeless in the area.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: Since self storage type businesses do not require the same amount of parking spaces per square foot as an office professional, the traffic impact will be very minimal.

5. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan.

Response: Our building and use will compliment the surrounding area.

6. 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 zoning proposal.

Response: The existing building was built 10 years ago and was never completed. It is an eyesore to the community.

REZONING 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.

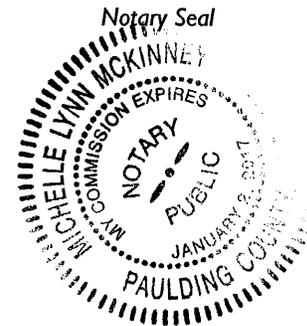
APPLICANT'S CERTIFICATION

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.

D. Rueckel 12/1/16
Signature of Applicant Date

DANNY RUECKEL- Sr. Vice President
Type or Print Name and Title

Michelle Lynn McKinney _____
Signature of Notary Public Date



OWNER'S CERTIFICATION

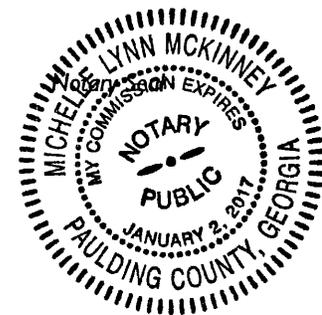
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

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

A O Brannen 12/1/2016
Signature of Owner Date
2338 SCENIC HIGHWAY, LLC

ARTHUR O. BRANNEN, MEMBER
Type or Print Name and Title

Michelle Lynn McKinney 12/1/16
Signature of Notary Public Date



CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning or a Conditional Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. sec., 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.

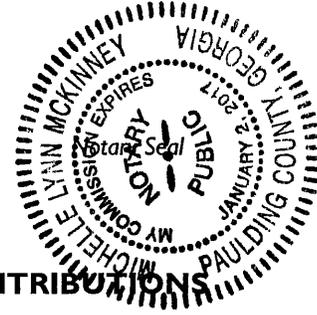
[Signature] 12/1/16
Signature of Applicant Date

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

DANNY RUECKER - Sr. Vice President
Type or Print Name and Title

2338 SCENIC HIGHWAY, LLC
ROBRANNER MEMBER
Type or Print Name and Title

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



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last four (4) 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?

As to Applicant (circle one): YES **(NO)** As to Property Owner (circle one): YES **(NO)**

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

Name of Government Official:	Contributions or Descriptions of Gifts (List all which aggregate to \$250.00 or more):	Date when Contribution or Gift was made within last four-years:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.