



LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE LAND USE PLAN OF SNELLVILLE, GEORGIA

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

RECEIVED
JAN 17 2017
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT
www.snellville.org

DATE RECEIVED
1958 DOGWOOD RD
#1700030 RZ 17-04; LUP 17-03
PARCEL- 5040 036
COR PROPERTIES, LLC c/o Mahaffey Pickens Tucker

Applicant: is the (check one)	Owner's Agent Contract Purchaser Property Owner	Owner (if not the applicant): <input type="checkbox"/> check here if there are additional property owners and attach additional sheets.
COR Properties, LLC c/o Mahaffey Pickens Tucker, LLP		New Jerusalem Church Ministries, Inc.
Name (please print) 1550 N Brown Road, Suite 125		Name (please print) PO Box 1627
Address Lawrenceville, GA 30043		Address Snellville, GA 30078
City, State, Zip Code 770.232.0000 678.518.6880		City, State, Zip Code 770.232.0000 678.518.6880
Phone Number(s) Fax		Phone Number(s) Fax

Contact Person: Shane Lanham Phone: 770.232.0000 Fax: 678.518.6880
Cell Phone: 770.232.0000 E-mail: slanham@mptlawfirm.com

Current Future Land Use Map Designation: Medium Density Residential
Proposed Future Land Use Map Designation: Retail
Proposed Use(s): Strip retail center
Property Address/Location: 1958 Dogwood Road District 5 Land Lot 40 Parcel(s) 036

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 and signed Land Use Plan Amendment application (and all supporting documents) in .pdf file format;

Land Use Plan Amendment Application
Attachment A

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: Please see attached.

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

Response: Please see attached.

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: Please see attached.

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: Please see attached.

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.

The proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties. The property is surrounded on three sides by property zoned BG and BN which contain intense commercial uses. The proposed development is consistent with the established commercial character of the area.

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

The proposed land use change would not adversely affect the existing use or usability of adjacent and nearby property. The proposed land use change is compatible with surrounding uses, would provide an infill development for an underutilized tract, and would bring the land use in line with surrounding property.

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

The proposed land use change will not result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development would not add any burden to the school system and is located in very close proximity to Scenic Highway which is a major travel corridor and a four-lane divided state highway. The subject Property is relatively small in size and the proposed land use change would not have any significant negative effects on public infrastructure systems.

4. 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.

The Property is surrounded on three sides by property zoned for intense commercial use and designated as "Retail" on the Future Land Use Map. Additionally, the proposed development would provide an opportunity for an infill development in furtherance of the Comprehensive Plan.

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.



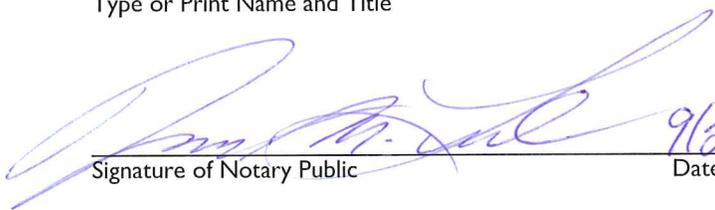
Signature of Applicant

9/22/16

Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public

9/22/16

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 of Owner

Date

Type or Print Name and Title

Notary Seal

Signature of Notary Public

Date

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 of Applicant Date

Type or Print Name and Title

Notary Seal

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.

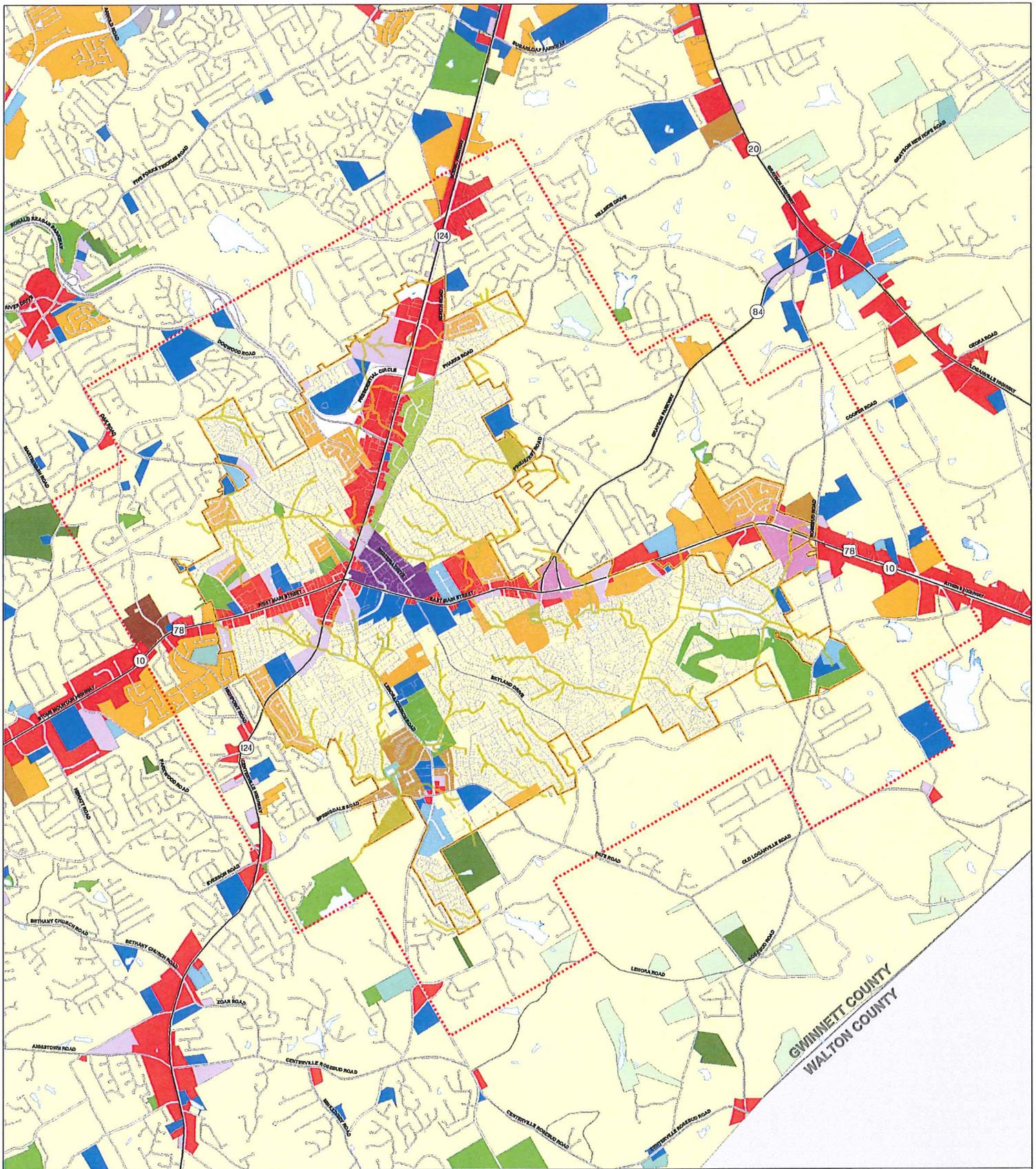
NEW JERUSALEM CHURCH MINISTRIES, Inc

By: Elijah Collins, Jr 12/13/16
Signature of Owner Date

Elijah Collins, Jr (Pastor)
Type or Print Name and Title

[Signature] 12.13.16
Signature of Notary Public Date





**City of Snellville 2030
Comprehensive Plan**

Future Land Use



Future Land Use		Additional Gwinnett County Designations	
Low Density Residential	Conservation	Mixed Use Residential	Sphere of Influence for Snellville
Medium Density Residential	Transportation/Communication/Utilities	Rural Residential	City Boundary
Multi-Family Residential	North Rd Redevelopment Area	Agriculture	Gwinnett County Boundary
Retail	Town Center Commercial		Other County Boundary
Office/Professional	78 East Activity Node		
Industrial Mixed Use			
Public/Institutional			
Park/Recreation			

US/State Highway	Sphere of Influence for Snellville
Major Road	City Boundary
Road	Gwinnett County Boundary
Streams	Other County Boundary
Lakes & Ponds	50 ft. Stream Buffer



JORDAN JONES & GOULDING

