



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

DEC 13 2016

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT
www.snellville.org

DATE RECEIVED

2566 LENORA CHURCH RD
#1600570 REZONING APPL LUP 17-02 RZ 17-03
PARCEL-5027 069 ADULT RETIREMENT COMMUNITY

Applicant: is the (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.

MARIA Wilson
Name (please print)
6505 HAMPTON Creek DR
Address
Lumming, Ga. 30041
City, State, Zip Code
770-262-2394
Phone Number(s) Fax

CRAWLER EQUIPMENT SALES, INC.
Name (please print)
5473 Will Wheeler Road
Address
Murrayville, GA 30564
City, State, Zip Code
404-983-0913
Phone Number(s) Fax

Contact Person: MARIA Wilson Phone: 770-262-2394 Fax:
Cell Phone: 770-262-2394 E-mail: MOSX00M33@Gmail.com

Current Future Land Use Map Designation: RS-180 LOW DENSITY Residential
Proposed Future Land Use Map Designation: R-HOP(55)-SF Medium Density Residential
Proposed Use(s): ADULT RETIREMENT Community 55 and older
Property Address/Location: LENORA Church rd Exhibit A District 5 Land Lot 29 Parcel(s) 1-9 & Lake lot

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;

Exhibit A

- Tract 1 Crawler equipment sales inc.
2566 Lenorah Church Road 4.028 acres
tax parcel 5027A 069 Low density residential
- Tract 2 Crawler equipment sales inc.
2546 Lake street 0.950 acres
tax parcel 5027A 039 low density residential
- Tract 3 Junior M. Archer
2506 Lenorah Church road 1.832 acres
Tax parcel 5027A 025 low density residential
- Tract 4 Junior M. Archer
2506 Rear Lake street 0.948 acres
Tax parcel 5027A 027 low density residential
- Tract 5 Crawler equipment sales inc.
Lake street behind 2546 Lake lake street 0.948 acres
Tax parcel 5027A 040 Low density residential
- Tract 6 Crawler equipment sales inc.
Lot 9 block B Lake street 2.009 acres
Tax parcel 5027A 036 low density residential
- Tract 7 Crawler equipment sales inc.
Lake lot, Lake street 4.433 acres
Tax parcel 5027A 029 low density residential

**LAND USE PLAN AMENDMENT APPLICATION OF
MARIA WILSON
ATTACHMENT A**

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:

This neighborhood will be composed of detached single family homes like the single family homes surrounding the subject property; however, we are proposing a single family housing district for older persons (R-HOP(55)-SF) to address the needs of the aging community in our City.

2. WHETHER THE PROPOSED LAND USE CHANGE WILL ADVERSELY AFFECT THE EXISTING USES OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

This neighborhood of detached single family homes would not interfere with the use of the surrounding properties as single family homes. This density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area.

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; AND

As above-stated, this density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area. The proximity of Lenora Church Road, a four-lane arterial road, would manage this low-density residential traffic. In addition, utilities are available in this area to manage the additional use, and schools would not be affected since this community is proposed for adults who are 55 or older.

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.

Although the requested medium-density residential land use allows for up to 10 units per acre [and the R-HOP(SF)-55 allows up to 5 units per acre for detached dwellings and 6 units per acre for attached dwellings] our proposed development will consist of detached dwellings with a maximum density not to exceed 2.0 units per acre. This density of 2.0 units per acre is actually about half of the 3.99 units per acre allowed under the low-density residential land use designation and is consistent with the existing detached single-family uses in the immediate area. Furthermore, the proposed condition that this neighborhood be composed of adults 55 or older [which is required under the R-HOP(55)-SDF zoning classification] addresses the need for housing in our City for our aging population. This location is especially suited for this type of neighborhood given its proximity to Briscoe Park, the Elizabeth Williams Library, our town center, and medical offices as well as Eastside Hospital.

LAN USE PLAN AMENDMENT CERTIFICATIONS

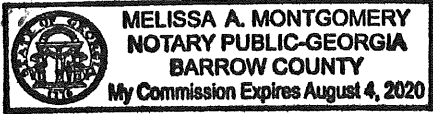
In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

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.

Maria Wilson 11/09/2016
Signature of Applicant Date
MARIA Wilson
Type or Print Name and Title

Notary Seal



Melissa A. Montgomery 11-9-16
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.

St J Archer 11-09-16
Signature of Owner Date
Steven J. Archer
Type or Print Name and Title

Notary Seal



Melissa A. Montgomery 11-9-16
Signature of Notary Public Date

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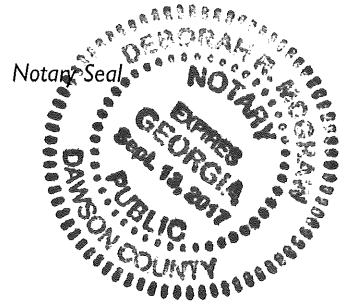
APPLICANT'S CERTIFICATION

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Maria Wilson 11/08/2016
Signature of Applicant Date

MARIA Wilson
Type or Print Name and Title

Deborah R. McGraw 11/8/16
Signature of Notary Public Date



OWNER'S CERTIFICATION

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

Mark Stephens 11-8-16
Signature of Owner Date

Mark Stephens president
Type or Print Name and Title

Deborah R. McGraw 11/8/16
Signature of Notary Public Date

