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04/27/17

Gwinnett Daily Post
725 Old Norcross Road
P.O. Box 603
Lawrenceville, GA 30046

Account: 100013	Date: 04/27/17
Name:	Start Date: 05/03/17
Company: SNELLVILLE, CITY OF LEGALS	Class: Zoning
Address: 2342 OAK ROAD	Ad ID: 484614
SNELLVILLE, GA 30078	P.O.:
Telephone: (770) 985-3515	Words: 486
E-mail:	Lines: 117
	Ad Taker: Valerie Hardeman
	E-mail: valerie.hardeman@socompapers.com
	Phone: (770) 963-9205
	Extension: 1162

Gross: **\$50.00**

Paid Amount: **\$0.00**

Amount Due: **\$50.00**

Package or Publication	Start	Stop	Inserts
Legal Wednesdays Gwinnett; Gwinnett Daily Post, Gwinnett Internet	05/03/17	05/03/17	2

**CITY OF SNELLVILLE
PUBLIC HEARING**

Notice is hereby given to the general public that the City of Snellville has received applications from **Split Silk Properties (applicant) and Ridgecliff, LLC (property owner), Inc. (case #LUP 17-04 RZ 17-06)** requesting to amend the 2030 Comprehensive Plan Future Land Use Plan from Medium-Density Residential to Civic-Institutional and Commercial/Retail and to amend the Official Zoning Map from HSB (Highway Service Business) District and PRC (Planned Residential Conservation) District to BG (General Business) District, R-HOP(55)-SF (Single-Family Housing District for Older Persons 55+), and R-HOP(62)-CC (Continuous Care Campus Housing District for Older Persons 62+) for a mixed-use development on a 27.73± acre site located near 1672 Athens Highway, Snellville, Georgia (Tax Parcels 5069 011 and 017).

More specifically the down-zoning of a 1.0± acre tract from HSB to BG and rezoning of a 1.92± acre tract from PRC to BG for retail, restaurant and office/medical uses; rezoning of a 10.36 acre tract from PRC to R-HOP(62)-CC for a 304 mixed residential unit facility (independent living, assisted living, and memory care; and the rezoning of a 11.45± acre tract from PRC to R-HOP(55)-SF for an 85 unit single-family (attached) senior residential development.

The applicant is requesting variances from: a) R-HOP(55)-SF district requirements: 1) to allow two-story homes; 2) increase the maximum number of units per building to seven, 3) increase the maximum density from 6.0 to 7.5 units per acre; and 4) to reduce the 70% requirement for brick and stone masonry to 50%. b) R-HOP(62)-CC district requirements: 1) to waive the requirement to provide a minimum of 0.05 CCRC skilled nursing units for each CCRC independent living unit constructed; 2) to reduce the 50 foot wide landscape strip along all exterior street frontages to 25 feet; 3) to reduce the 70% requirement for brick and stone masonry to 30%; 4) to reduce the one-bedroom homes from 850 SF to 400 SF, allow a 450 SF one-bedroom studio and 950 SF two-bedroom studio, and memory care units of 300 SF for studios, 400 SF for private one-bedroom, and 525 SF for two-bedroom units; 5) to reduce the 20 acre minimum required acreage for R-HOP(62)-CC developments to 10.36 acres; and 6) to allow one parking space per two CCRC independent living units.

A Public Hearing with the Planning Commission, as provided by law, is scheduled for **Tuesday, May 23, 2017 at 7:30 p.m.** at the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendation by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later date.

For inquiries please call the

Public Information Office at
770-985-3517 or visit Snell-
ville 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.

934-484614, 5/3