



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

October 23, 2018

CASE NUMBER: #ANX 18-02 LUP 18-02 RZ 18-05

REQUEST: Annexation into the Municipal Limits of the City of Snellville and Land Use and Zoning Map Amendment

LOCATION: 7.19± Acres at 1485 Temple Johnson Road, Loganville, Georgia

PARCEL(s): 5094 045 and 5094 087

CURRENT GWINNETT CO. ZONING MAP: R-100 (Single-Family Residence District)

REQUESTED ZONING MAP AMENDMENT: RS-180 (Single-Family Residence District)

CURRENT GWINNETT CO. FUTURE DEVELOPMENT MAP CHARACTER AREA: Existing/Emerging Suburban

CURRENT CITY OF SNELLVILLE FUTURE LAND USE MAP: Low-Density Residential

REQUESTED FUTURE LAND USE MAP AMENDMENT: Low-Density Residential

DEVELOPMENT/PROJECT: Existing 2,336 Sq. Ft. Single-family Detached Residence

PROPERTY OWNER: Donald H. Britt
770-712-8084 or Don@SummitChaseCC.com

RECOMMENDATION: Approval



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE ANALYSIS

October 23, 2018

TO: The Planning Commission

MEETING DATE: October 23, 2018

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #ANX 18-02 LUP 18-02 RZ 18-05

FINDINGS OF FACT:

The City of Snellville, Georgia and Donald H. Britt, property owner, have submitted applications to annex a 7.19± acre tract of property into the municipal boundaries of the City of Snellville, to amend the Future Land Use Plan and Official Zoning Map for an existing single-family detached dwelling and property located at 1485 Temple Johnson Road, Loganville.

The property is located in unincorporated Gwinnett County and is zoned R-100 (Single-Family Residence District) and designated as being in the Existing/Emerging Suburban Character Area of the Gwinnett County 2030 Unified Plan.

REQUEST:

The request is to amend the City of Snellville 2030 Comprehensive Plan Future Land Use Map and reaffirm the property as Low-Density Residential as previously designated under the

“Sphere of Influence for Snellville” boundary of the 2030 Comprehensive Plan Future Land Use Map and amend the City of Snellville Official Zoning Map and zone the subject property to RS-180 (Single-Family Residence District).

PLANNING ANALYSIS:

Petition for Annexation

The property being considered for annexation meets the requirements of O.C.G.A. §36-36-20 through §36-36-23, requiring that the property to be annexed be contiguous at a length of at least 1/8th of the aggregate external boundary, or 50 feet of the area to be annexed, whichever is less. Further, annexation of the subject property would not create an “unincorporated island”, prohibited under O.C.G.A. §36-36-4.



Annexation of the property will not place a burden on City services.

In accordance with O.C.G.A. §36-36-6; 36-36-111 requiring notice to the County of the annexation, the City provided such timely notice and received back notice from the County of no County-owned facilities or property. In accordance with O.C.G.A. §36-36-23; 36-36-112 and by not receiving any timely objection from the County about the annexation, the City may proceed with the annexation and rezone the property, provided the City is not to rezone the property to a more intense density for one year after the effective date of the annexation absent a change in the Service Delivery Strategy agreement or Comprehensive Plan adopted by the City and County.

Although the Petition for Annexation is considered solely by the Mayor and Council; the Planning Commission shall consider and make recommendations on the Land Use Plan Amendment application and Official Zoning Map Amendment application.

Land Use Plan Amendment

Although the subject property is located just outside the municipal boundaries of the City of Snellville, it is located within the *Sphere of Influence for Snellville* area on the City of Snellville 2030 Comprehensive Plan Future Land Use Map (adopted February 2009) with the areas in yellow being designated as Low-Density Residential on the map.



The City of Snellville 2030 Comprehensive Plan places the property in the *Temple Johnson Road Character Area*, which consists mainly of low-density residential single-family homes, undeveloped, and agriculture land. The plan's "Vision for the Future" encourages limiting suburban growth, maintaining the rural character of the area and protecting scenic views of pastures, horse fences, and natural vegetation from roadways. The current use of the property for a single-family detached residence is consistent with the City's 2030 Comprehensive Plan.

Zoning Map Amendment

In accordance with the submitted request to amend the land use plan, the property owner is also requesting to zone the property to RS-180 (Single-Family Residence District) which is similar to the current R-100 (Single-Family Residence District) Gwinnett County zoning. The RS-180 District is intended to provide a stable residential district of high-quality homes along major streets and state highways and encourage a suitable residential environment on lots which are moderate in width but greater depth than other single-family residential districts.

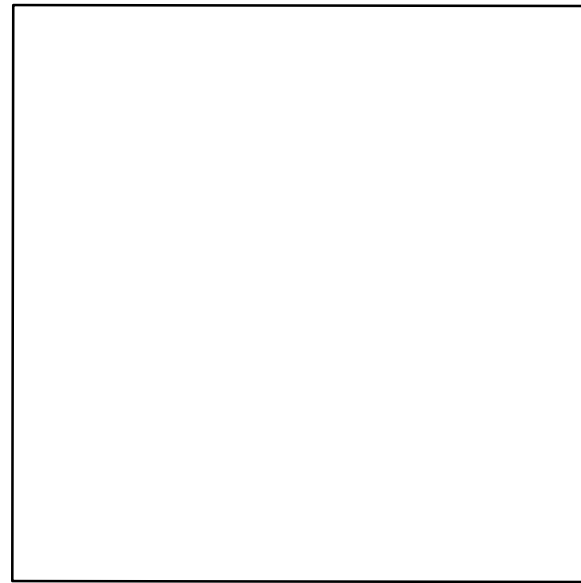
The 7.19± acre property and existing 2,336 sq. ft. single-family detached dwelling is consistent with and meets the RS-180 district space limits including building setbacks.

CONCLUSION and STAFF RECOMMENDATION:

In conclusion, the requested land use plan amendment and rezoning are supported by the City's Comprehensive Plan. The Department of Planning and Development recommends the following actions for the 7.19± acre property located at 1485 Temple Johnson Road, Loganville (Parcels 5094 045 and 5094 087), as shown on the Boundary Survey for Donald H. Britt, dated 8-3-2018, attached hereto as Exhibit "A" and incorporated herein as reference:

- **Approval** of #ANX 18-02, Petition for Annexation. *FOR MAYOR AND COUNCIL CONSIDERATION ONLY.*
- **Approval** of #LUP 18-02, application to amend the City of Snellville 2030 Comprehensive Plan Future Land Use Map to Low-Density Residential.
- **Approval** of #RZ 18-05, application to amend the City of Snellville Official Zoning Map to RS-180 (Single-Family Residence District).

EXHIBIT "A"

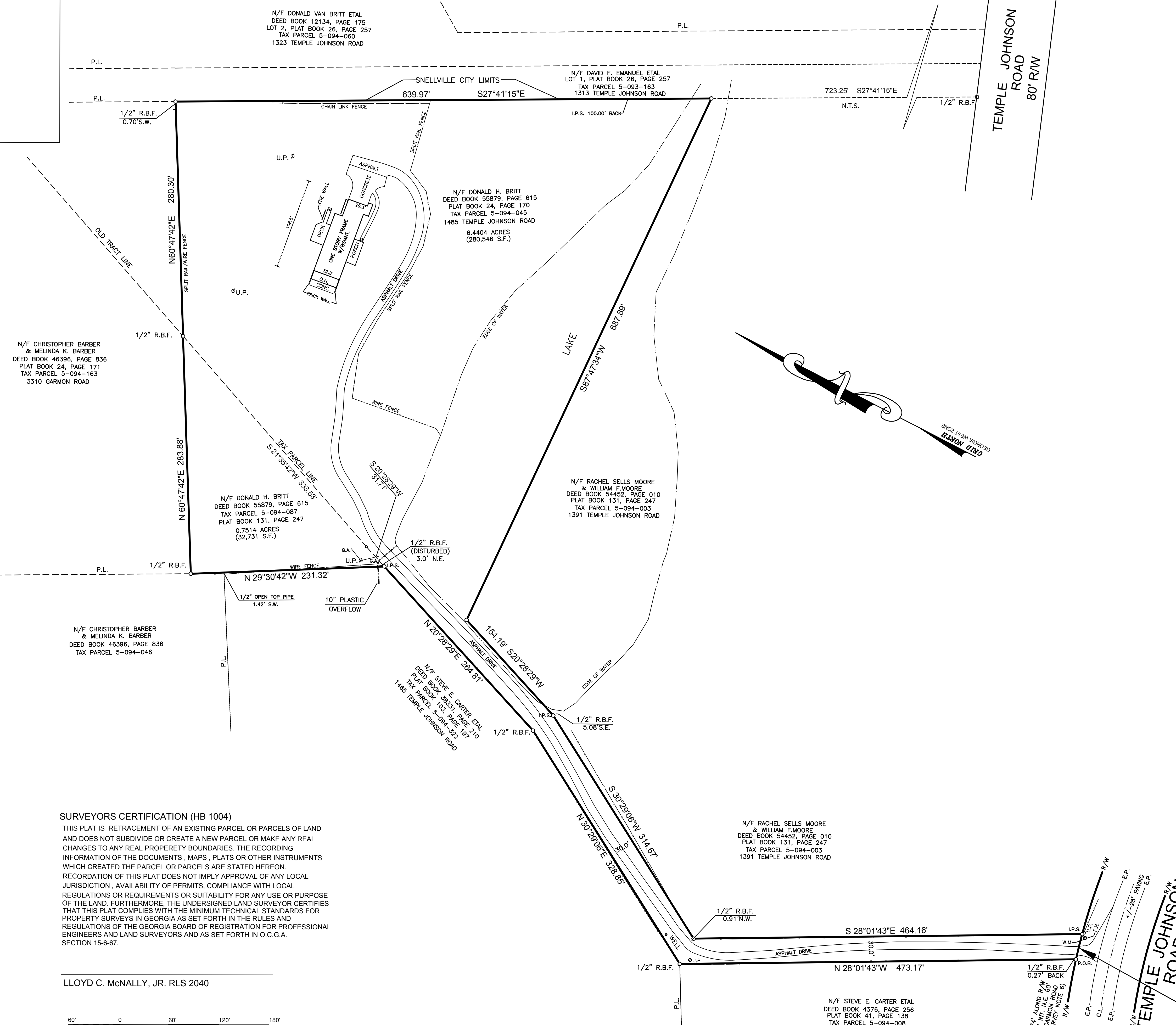


LEGEND

I.P.F. = IRON PIN FOUND	F.H. = FIRE HYDRANT
I.P.S. = IRON PIN SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
CATV = CABLE TV	U.G.P. = UNDERGROUND POWER
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	G.A. = GUY WIRE ANCHOR
L.P. = LIGHT POLE	H.C.R. = HANDICAP RAMP
E.P. = EDGE OF PAVING	PK N.S. = PK NAIL SET
U.P. = UTILITY POLE	R.P./ = RADIS POINT
W.L. = WHITE LINE	O.T. PIPE = OPEN TOP PIPE

GRAPHIC LEGEND

C.B.	C.B.	D.I.	PIPE	J.B.	H.W.
⊙	⊙	⊙	—	⊙	⊙
⊙ TELE. M.H.	F.H.	⊙	⊙	⊙ WATER METER	
⊙ MAN HOLE	⊙ UTIL. POLE			⊙ WATER VALVE	
				⊙ R/W MONUMENT	

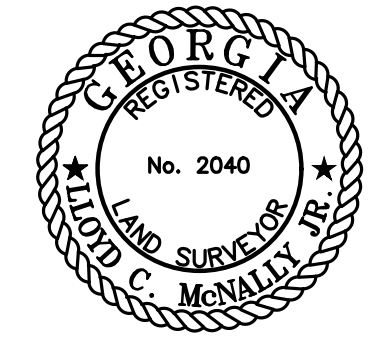


- SURVEY NOTES**
1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,082 FEET AND AN ANGULAR ERROR OF 60" PER PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD INITIAL FIELD WORK EXECUCUTED 7-19-2018.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,519,484 FEET.
 3. EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON GTS-203 & A STEEL TAPE.
 4. THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD AREA AS PER MAP NO. 13135C0139F OF THE MAPS PREPARED FOR GWINNETT COUNTY, GA. AND ITS INCORPORATED AND UNINCORPORATED AREAS, EFFECTIVE DATE SEPT. 29, 2006.
 5. BEARINGS SHOWN ARE GRID NORTH, GEORGIA WEST ZONE (NAD83).
 6. POINT OF BEGINNING AS SHOWN HEREON TAKEN FROM PLATS REFERENCED IN SURVEY REFERENCE NO. 2 A. BELOW.

- SURVEY REFERENCES**
1. EXEMPTION PLAT FOR WILLIAM F. MOORE & RACHEL MOORE BY ALCOVY SURVEYING AND ENGINEERING, INC., DATED 05-14-2014 BEARING THE SEAL OF RONALD CALVIN SMITH, GEORGIA REGISTERED LAND SURVEYOR NO. 2921 RECORDED IN PLAT BOOK 131, PAGE 247.
 2. SURVEYS BY EAST METRO SURVEYORS & ENGINEERS, INC. FOR A) DONALD BRITT DATED 8-02-93 REVISED 1-22-96 AND FOR B) MARK HUNTER DATED 1-19-96 REFLECTING MUTUAL PROPERTY EXCHANGE OF 0.750 ACRE PARCELS, DEED BOOK 13344, PAGE 211 & 215; DEED BOOK 14196, PAGE 261; DEED BOOK 16004, PAGES 199, 201 & 203. ABOVE REFERENCED SURVEYS ALSO RECORDED AT AN EARLIER DATE BY EAST METRO SURVEYORS AS SURVEY FOR DON JENKINS DATED 1-05-84 IN PLAT BOOK 24, PAGE 170 AND FOR J. BOBBY CROWE DATED 1-05-84 IN PLAT BOOK 24, PAGE 171. THE TWO PARCELS SHOWN ON THESE PLATS HAVE AN ERROR IN ORIENTATION.

SURVEYORS CERTIFICATION (HB 1004)
 THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LLOYD C. McNALLY, JR. RLS 2040



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
 PHONE: (770)963-8520 FAX: (770)963-3984

LAND SURVEYORS
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS

DATE	No.

DATE: AUGUST 03, 2018
 SCALE: 1" = 60'

SURVEY FOR
DONALD H. BRITT
 7.1918 ACRES (313,277 S.F.)
 TAX PARCELS 5-094-045 & 087
 LAND LOT 94 of the 5th DISTRICT
 GWINNETT COUNTY, GEORGIA