



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED

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

FEB 12 2019

DATE RECEIVED: _____

2412 PATE ST #1900074 RZ 19-01 - SUP 19-01
WENDOVER HOUSING PARTNERS
PARCEL- 5027-107

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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.

Wendover Housing Partners
Name (please print)
1105 Kensington Park Drive
Address
Altamonte Springs, FL 32714
City, State, Zip Code
407-333-3233
Phone Number(s) Fax

Snellville United Methodist Church
Name (please print)
2428 Main Street E
Address
Snellville, GA 30078
City, State, Zip Code
770-972-9360
Phone Number(s) Fax

Contact Person: Bo Johnston Phone: 404-566-4712 Fax: _____
Cell Phone: 404-694-8649 E-mail: bjohnston@wendovergroup.com

Present Zoning Classification(s): CI-Civic Institutional
Proposed Zoning Classification(s): Town Center Residential, Permitted Use list attached
Proposed Use: Senior Housing
Property Address/Location: _____ District _____ Land Lot _____ Parcel(s) Please see inserted parcel page

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;

Snellville Rezoning Parcels ID #

5027 107

5026 051

5026 177

WENDOVER

HOUSING PARTNERS, LLC
1105 KENSINGTON PARK DRIVE, SUITE 200
ALTAMONTE SPRINGS, FLORIDA 32714

TEL: (407) 333-3233 FAX: (407) 333-3919

2/8/19

Non-binding Letter of Intent

SUBJECT PROPERTY

Please consider this letter as proof of intent for Wendover Housing Partners, LLC, or its related assigned entity, to enter into a purchase contract for your three parcels consisting of 4.5 acres for potential development in **Snellville, GA**. The tax parcel ID number are as follows: R5027 107, part of R5026 051 and part of 5026 177.

PURCHASE PRICE

\$7,432 per unit. Wendover plans to construct up to **74 affordable multifamily units** as zoning and site conditions permit. It is estimated that a 74 unit development would need the entire **4.5 acres**. Seller needs to help Wendover confirm zoning and its compatibility with this proposed multifamily development.

RESPONSIBILITIES

Buyer shall bear the costs of survey and/or plat and other applicable pre-closing costs. Seller should provide Buyer with a survey if they have one on file. Seller will help Buyer conduct a rezoning of the property.

CLOSING DATE

As closing is dependent on procuring tax credit financing through Georgia Department of Community Affairs (DCA), contractual dates may eventually need to be extended or contracted at Buyer's discretion and/or as required by DCA. Buyer shall agree in writing to allow Seller to continue marketing the entire property while under contract. Buyer will allow an arm's length sale transaction to a third party contingent upon the third party not being an affordable housing developer or associated entity.

CONTINGENCIES

Closing is contingent upon rezoning and the award of tax credits from DCA to finance the affordable multifamily project. Site needs to have all utilities either to site or have an agreement in place to bring to site prior to application.

EARNEST MONEY

\$5,000 paid to escrow agent at contract execution is contingent on tax credit allocation. Within 3 days of DCA tax credit allocations, Buyer may either terminate contract or make an additional \$25,000 deposit, which along with initial deposit, becomes non-refundable.

INSPECTION PERIOD

60 days from contract execution.

CLOSING ATTORNEY/ESCROW AGENT

Dwayne Gray, **Zimmerman, Kiser & Sutcliffe, P.A.** P.O. Box 3000, Orlando, FL 32802-3000

BROKERAGE FEE

Buyer may elect to pay Land Consulting Services, LLC a brokerage fee pursuant to a separate agreement.

TIME LIMIT OF OFFER

Seller shall have 5 business days from the delivery of this Letter of Intent to give written acceptance of the offer, at which time a survey shall be undertaken upon which a contract can and will be drawn.

This letter describes the general terms and conditions under which "Buyer" and "Seller" would consider a purchase of the "Property" named above. This letter is for discussion purposes only and must not be understood as a binding agreement, notwithstanding anything to the contrary set forth herein. "Buyer's" and "Seller's" final approval of the purchase described herein is further subject to its legal counsel's approval of all the documentation and proceeding for the sale.

We look forward to working with you.

Bo Johnston
bjohnston@wendovergroup.com
(407)333-3233 x226

X Dwight G. Collier 2/11/19
Seller Date

Dwight G. Collier Chairman
Print Name Title

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: Yes, a senior development will add to growth to the congregation of all churches nearby. Along with creating more business from the residents using the adjacent medical office, retail and commercial in Downtown Snellville. The future land use is Town Center Overlay and this will provide many housing options near the Town Center.

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

Response: A senior development would add value to the nearby properties. The existing use of the property is vacant land and a older senior center that the Snellville United Methodist Church is renting out. So Wendover's development will not adversely effect the property or existing properties around it.

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

Response: The property is currently zoned Civic Institutional. As its current zoning would allow for Hospital, Places of Worship, Nursing Home, Library etc. So it has reasonable economic use as it's zoned today.

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: Wendover's senior housing development will have residents that don't travel on peak hours and they won't effect the area schools. They will use the utilities, Xpress Park and Ride and local transportation. If anything Wendover's property and residents will have a positive effect on the community.

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

Response: Yes, it's located in the new Town Center Overlay that allows for many housing options for the Town Center to thrive and being within close proximity to the Town Center.

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 City is putting in the updated LCI study and Comprehensive Plan that there's a need for affordable seniors housing. So I would say that helps with Wendover getting an approval for an affordable senior housing development.

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.



Signature of Applicant

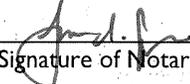
02/11/19

Date

Jonathan L. Wolf, Manager

Type or Print Name and Title

Notary Seal



Signature of Notary Public

02/11/19

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

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Signature of Applicant Date

Type or Print Name and Title

Signature of Notary Public Date

Notary Seal

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X Dwight G. Collier 2/11/19 2/11-19
Signature of Owner Date

Dwight G. Collier, Chairman
Type or Print Name and Title

Notary Seal

Margaret Tutton 2-11-19
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.

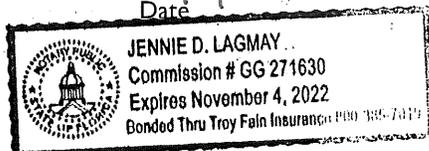
[Signature] _____ Date 02/11/19

Signature of Owner Date

Jonathan L. Wolf _____
Type or Print Name and Title Manager

Type or Print Name and Title

[Signature] _____ Date 02/11/19



Notary Seal

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.

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Signature of Applicant

Date

X Dwight G. Collier 2/11/19

Signature of Owner Date

Type or Print Name and Title

Dwight G. Collier, Chairman

Type or Print Name and Title

Margaret Tutton 2-11-19

Signature of Notary Public Date

Notary Seal



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

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_____	_____	_____
_____	_____	_____
_____	_____	_____

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



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

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.

APPLICANT

NAME: Wendover Housing Partners

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): Snellville United Methodist Church TAX PARCEL NO.: 5026 177

AMOUNT OF CURRENT TAXES PAID: \$ 1,639.52 PAYMENT DATE: 10/15/18 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): Snellville United Methodist Church TAX PARCEL NO.: 5026 051

AMOUNT OF CURRENT TAXES PAID: \$ 3,418.63 PAYMENT DATE: 9/11/18 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): Snellville United Methodist Church TAX PARCEL NO.: 5027 107

AMOUNT OF CURRENT TAXES PAID: \$ 202.95 PAYMENT DATE: 9/11/18 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Ingrid Espinal</u>	DATE: <u>2/6/19</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>Ingrid Espinal</u>	

**ONLY ORIGINAL VERIFICATION SHEET
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**

Snellville Town Center Residential Permitted Use list:

Wendover Housing Partners are rezoning from Civic Institutional to Town Center Residential. Please see the Permitted Uses for Town Center Residential below.

Detached house; Carriage house; Semi-detached house; Townhouse; Cottage court; Walk-up flat; Stacked flat; Commercial house; Shopfront; Flex building; Mixed-use building; General building; Civic building

List of Adjoining Property Owners:

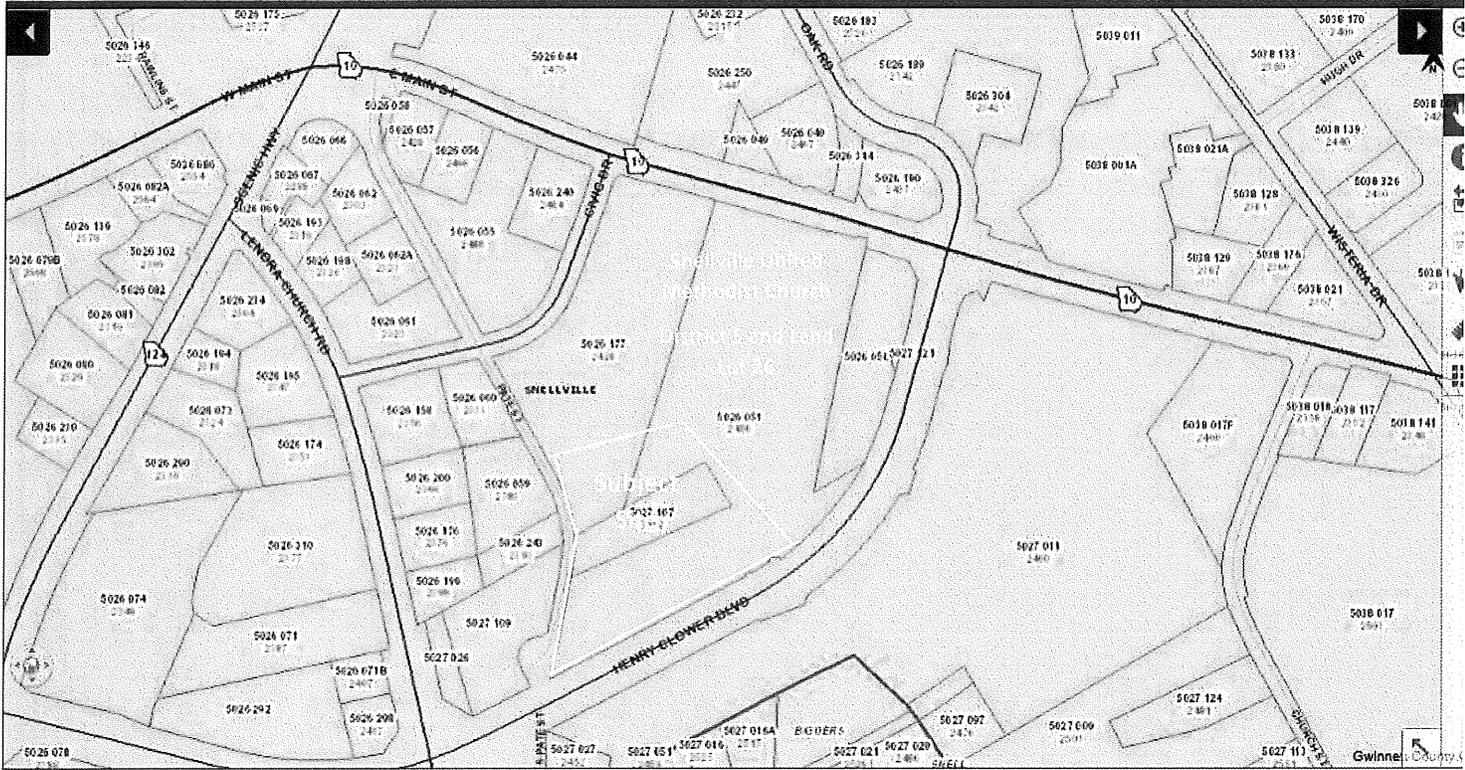
Snellville United Methodist Church

Address: 2428 Main Street E, Snellville, GA 30078

Tax Parcel ID: 5026 051

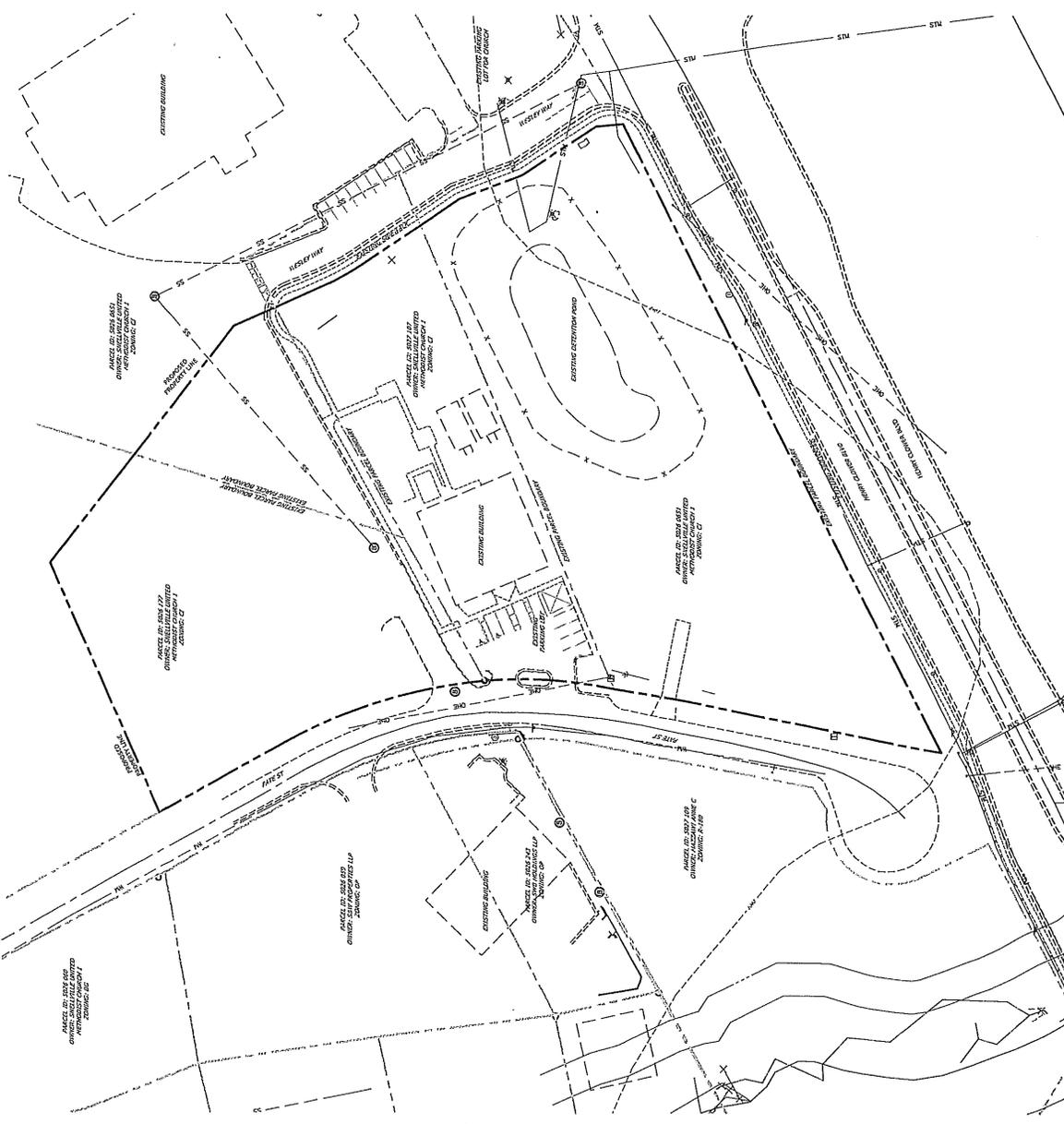
Land Lot: 26

District: 5



LEGEND

---	RIGHT OF WAY
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EDGE OF PAVEMENT
---	CURB LINE OF PAVEMENT
---	CONCRETE SIDEWALK
---	PAVEMENT
---	SEWER LINE
---	LANDSCAPE BUFFER
---	PAVEMENT
---	PAVEMENT
---	PERMANENT STRAIN BUTTER



02/11/18

1 INCH = 200 FEET
AS SHOWN

Cardno
 CHARLOTTE
 9600 SOUTHERN PINE BLVD, SUITE L, CHARLOTTE, NC
 28279
 (704) 462-2700 FAX: (704) 422-0538
 www.cardno.com

WENDOVER - UNITED METHODIST CHURCH

SNELLVILLE, GA

LOCATION MAP AND EXISTING ZONING CONDITIONS