



# SPECIAL USE PERMIT APPLICATION

RECEIVED

**City of Snellville, Georgia**  
**Department of Planning & Development**

2342 Oak Road, 2<sup>nd</sup> Floor

Snellville, Georgia 30078

Phone 770.985.3513 Fax 770.985.3551

FEB 12 2019

DATE RECEIVED: [DATE STAMP HERE]

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT  
[www.snellville.org](http://www.snellville.org)

2412 PATE ST #1900074

RZ 19-01 - SUP 19-01

WENDOVER HOUSING PARTNERS

PARCEL- 5027-107

**Applicant** is: (check one)  
 Property Owner  
 Attorney for Property Owner  
 Property Owner's Agent

**Property Owner: \***  check here if additional property owners and attach additional sheets.

Wendover Housing Partners

Name (please print)

Development Associate

Title

Corporate Entity Name

1105 Kensington Park Drive

Mailing Address

Altamonte Springs, FL 32714

City, State, Zip Code

(407)-333-3233

Phone Number (wk)

(cell)

[bjohnston@wendovergroup.com](mailto:bjohnston@wendovergroup.com)

Email Address

Contact Person: Bo Johnston

Snellville United Methodist Church

Name (please print)

Title

Jim Cantrell

Corporate Entity Name

2428 Main Street E

Mailing Address

Snellville, GA

City, State, Zip Code

(770)-932-9360

Phone Number (wk)

(cell)

[jcantrell@snellvilleumc.org](mailto:jcantrell@snellvilleumc.org)

Email Address

Ph: (404)-566-4712

Email: \_\_\_\_\_

**\* Include any person having a property interest and any person having a financial interest in any business entity having a property interest (use additional sheets if necessary).**

Present Zoning District: Civic Institutional

Requested Zoning District: Town Center Residential

Present Future Land Use Map: Town Center Overlay

Requested Future Land Use Map: Town Center Overlay

Property Location: \_\_\_\_\_ Acreage: \_\_\_\_\_ Tax Parcel Nos.: Parcel ID's attached in separate page

**Applicants must submit a Special Use Permit application for the following permitted uses (check all that apply):**

- |  |   |
|--|---|
| <input type="checkbox"/> Single-family detached dwelling (TC-MU or TC-R)                   | <input type="checkbox"/> Two-family dwelling (TC-MU or TC-R)        |
| <input type="checkbox"/> Single-family attached dwelling (TC-MU or TC-R)                   | <input type="checkbox"/> Towne Center Loft (TC-MU or TC-R)          |
| <input checked="" type="checkbox"/> Towne Center Flat (TC-MU or TC-R)                      | <input type="checkbox"/> Boarding and Rooming House (TC-MU or TC-R) |
| <input checked="" type="checkbox"/> Continuing Care Retirement Communities (TC-MU or TC-R) | <input type="checkbox"/> Collective Residences (TC-MU or TC-R)      |
| <input type="checkbox"/> Cemetery (TC-MU)  | <input type="checkbox"/> Commercial Recreation Facility (TC-MU)     |
| <input type="checkbox"/> Animal Hospital, Veterinary Clinic, w/outdoor uses (TC-MU)        | <input type="checkbox"/> Bus/Transit Terminal (TC-MU)               |

**APPLICATION FEES:**

- Less than one acre \$ 500.00
- 1 to 5 acres \$ 560.00
- 5 to 10 acres \$ 800.00
- 10 to 15 acres \$ 1,050.00
- 15 to 20 acres \$ 1,350.00
- Over 20 acres \$ 1,900.00
- Public Notice Sign(s) \$ 50.00 each (per parcel, per road frontage)
- Adjoining Property Owner Notification Letters \$ 15.00 per notice

The Special Use Permit shall not be used for securing early zoning for conceptual proposals which may not be undertaken for more than six (6) months from the date the application is submitted.

The minimum requirements for a Special Use Permit are:

1. Any uses permitted under a Special Use Permit shall conform to the requirements of this ordinance and the development and zoning regulations for the use as found in the zoning district.
2. The application, fees and review process for a Special Use Permit shall be the same as for the application and review process for establishing the zoning district under which the special use is found, which is Article XV, Section 15.2 of the Zoning Ordinance. In addition to the information and/or site plans which are required to be submitted for the proposed development, additional information deemed necessary by the Director of Planning and Development in order to evaluate a proposed use and its relationship to the surrounding area shall be submitted. In the review process, particular emphasis shall be given to evaluating the relationship of and the compatibility with the proposed use to its immediate neighborhood.
3. In the approval process for a Special Use Permit application, the Mayor and City Council shall consider the policies and objectives of the comprehensive plan, particularly in relationship to the proposed site and surrounding area, and shall consider the potential adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities.
4. If an application is approved and a Special Use Permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property shall be in accordance with the approved plan and conditions. All final site plans shall be approved by the Planning and Development Department prior to the issuance of any permits. Once established, the special use shall be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of one hundred eighty (180) days or more and the owner of the property has not requested voluntary termination of the Special Use Permit, the Director of Planning and Development shall forward a report to the Mayor and Council through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.
5. Changes to a special use or development of a site for the special use shall be treated as an amendment to the Special Use Permit and shall be subject to the same application and review process as a new application.
6. The special use for which a special use permit is granted shall commence operations or construction within twelve (12) months of the date of approval by the Mayor and Council. If, at the end of this twelve (12) month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the Mayor and Council through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.
7. The Director of Planning and Development or his designee or an officer of the City of Snellville Police Department shall have the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice shall be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of thirty (30) days to come into compliance. This thirty-day maximum shall be amendable in the reasonable discretion of the Director of Planning and Development. If after thirty days the violations continue to exist, the Director shall forward a report to the Mayor and Council through the Planning Commission, which may recommend that action be taken to remove the Special Use Permit from the property.
8. Upon approval by the Mayor and Council, a Special Use Permit shall be identified on the official zoning maps.
9. Upon approval by the Mayor and Council of a Special Use Permit, the owner of the property shall be issued a notice from the Director, which states the specific use permitted, the requirements of this section and any conditions attached to the approval.
10. The Planning and development Department shall not issue a Certificate of Occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

Pursuant to Section 15.2(3)(e) of the Snellville Zoning Ordinance, a written, documented analysis of the impact of the proposed Special Use Permit 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 is 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.~~

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CERTIFICATIONS**

APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application for a Special Use Permit. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Type or Print Name and Title

Margaret Tutton      2-11-19  
Signature of Notary Public Date

*Affix Notary Seal*



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the real property considered in this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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

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

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

Margaret Tutton      2-11-19  
Signature of Notary Public Date

*Affix Notary Seal*



**CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., 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.

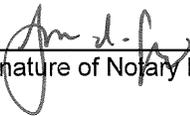
  
\_\_\_\_\_  
Signature of Applicant

02/11/19  
Date

Jonathan L. Wolf, Manager  
\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

02/11/19  
Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the last two (2) 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?

YES       NO      YOUR NAME: Jonathan L. Wolf

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

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

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check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

Dwight G Collier 2/17/19  
Signature of Applicant Date

Dwight G Collier Chairman  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

Margaret Tutton 2/17/19  
Signature of Notary Public Date

Affix Notary Seal



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YES  NO YOUR NAME: Dwight G Collier 2/17/19

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

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