



RECEIVED

# LAND USE PLAN AMENDMENT APPLICATION

MAR 12 2019

APPLICATION TO AMEND THE LAND USE PLAN OF SNELLVILLE, GEORGIA

CITY OF SNELLVILLE

PLANNING & DEVELOPMENT

DATE RECEIVED \_\_\_\_\_

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3514 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

3197 CLASSIC DR #1900127  
RZ 19-02, LUP 19-01

PARCEL- 5093 106 SUMMIT CHASE

Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

**Applicant:** is the (check one)  
PATRICK MALOY COMPANIES, LLC  
Name (please print)  
4170 S. ATLANTA RD STE 100  
Address  
ATLANTA GA 30339  
City, State, Zip Code  
770.319.5258  
Phone Number(s) Fax

SUMMIT CHASE COUNTRY CLUB, INC  
Name (please print)  
P.O. Box 606  
Address  
SNELLVILLE, GA 30078-0606  
City, State, Zip Code  
770.712.8084  
Phone Number(s) Fax

Contact Person: JOHN GASKIN Phone: 770.319.5258 Fax: \_\_\_\_\_  
Cell Phone: 770.241.5474 E-mail: john.gaskin@pmmunities.com

Current Future Land Use Map Designation: PARK - RECREATION  
Proposed Future Land Use Map Designation: RESIDENTIAL - LOW DENSITY  
Proposed Use(s): AGE RESTRICTED SINGLE FAMILY DETACHED LOTS R-5094.161  
Property Address/Location: 3197 CLASSIC DR. SNELLVILLE, GA 30078 District 5TH Land Lot 93 Parcel(s) R-5093.106  
94 R-5099.180

**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;

Land Use Plan Amendment Application  
Attachment A

Pursuant to Section 15.2(2)(g) of the Snellville Zoning Ordinance, a **written, documented analysis of the impact of the proposed land use change 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 proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties;

Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Whether the proposed land use change will adversely affect the existing uses or usability of adjacent or nearby property;

Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Whether the proposed land use change will result in uses which will or could cause an excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools; and

Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUMMIT CHASE**

**LAND USE PLAN AMENDMENT**

**ANALYSIS OF THE IMPACT OF THE LAND USE PLAN AMENDMENT**

**1. WHETHER THE PROPOSED LAND USE CHANGE WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.**

The Subject property is actually surrounded by a mix of existing Land Uses- Institutional (church), Industrial, a disproportionate amount of road frontage (Rosebud Road and Temple Johnson Road) for the Subject property size on both the eastern and western portions of the property, low density and very low density Single Family Residential and a Golf Course. The proposal of medium density single family detached lots, at a price point higher than the existing surrounding single family homes and the fact that this project should bring additional members to the existing Summit Chase Golf Course and Church should be a suitable and compatible use given the mix of uses adjoining and nearby this Subject Site.

**2. WHETHER THE PROPOSED LAND USE CHANGE WOULD ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTIES.**

The Ordinance requires buffers and increased setbacks from existing lower density single family homes. The Golf Course should be positively impacted by increased access to members and players. The existing Church should benefit from the possibility of additional members. Nearby shops, restaurants and services should benefit from an affluent buyer entering this area.

**3. WHETHER THE PROPOSED LAND USE CHANGE WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS.**

SCHOOLS- the Buyer in this community will be ages 55 and higher. The average buyer ranges in Age from 60 to 75, so there should not be additional enrollment pressure from this community at the elementary, middle or High School levels.

UTILITIES- Gwinnett County has provided evidence of adequate water and sewer capacities for This project.

TRANSPORTATION- ITE transportation Manuals show that Age Restricted Communities typically generate 30% fewer trips, shorter trips and do not add to AM and PM Peak travel times and loads that Family type residential developments do.

**SUMMIT CHASE**

**LAND USE PLAN AMENDMENT PAGE 2**

**4) WHETHER THERE ARE OTHER EXISITING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED LAND USE CHANGE.**

If the trends of fewer rounds of golf play do place an insurmountable economic hardship on the existing Golf Facility , then the City stands to lose a substantially large tract of property tax paying land. The approval of the rezoning would generate a large sustainable tax base without taxing the Schools and infrastructure that family type developments would. The Aging demographic is the largest and most affluent sector of the Atlanta Housing market and is expected to continue to grow at a rapid pace in the next few years. This area of Snellville and Gwinnett County currently does not have the type of community – Gated- and price points to meet the current and future demands of Age Restricted housing. This project will provide that opportunity.

**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.

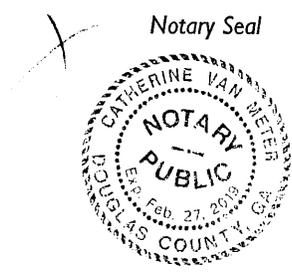
APPLICANT'S CERTIFICATION

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.

[Signature] 2.21.19  
Signature of Applicant Date

John D. Gaskin  
Type or Print Name and Title  
Vice president

X Catherine Van Meter 2/21/19  
Signature of Notary Public Date



OWNER'S CERTIFICATION

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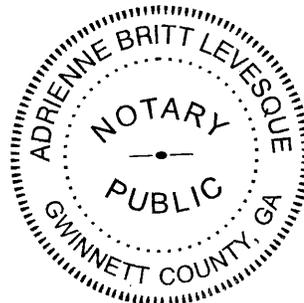
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Donald H. Britt 3-4-19  
Signature of Owner Date

Donald H. Britt Trustee DvanBritt Family Trust Frankie D. Britt Family Trust Notary Seal  
Type or Print Name and Title

Adrienne Britt Levesque 3-4-19  
Signature of Notary Public Date

Comm Expires: 9-27-19



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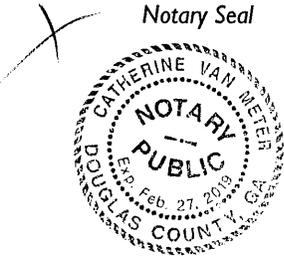
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Signature of Applicant Date

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Vice president



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\_\_\_\_\_  
Signature of Owner Date

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

Notary Seal

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

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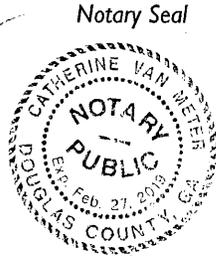
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[Signature] 2/21/19  
Signature of Applicant Date  
John B. Gaskin  
Type or Print Name and Title  
Vice president

X Catherine Van Meter 2/21/19  
Signature of Notary Public Date



OWNER'S CERTIFICATION

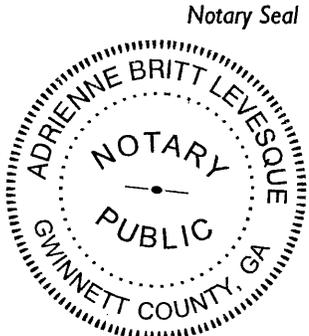
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[Signature] 3-4-19  
Signature of Owner Date  
D Van Britt President  
Type or Print Name and Title

Adrienne Britt Levesque 3-4-19  
Signature of Notary Public Date

comm. Expires : 9-27-19



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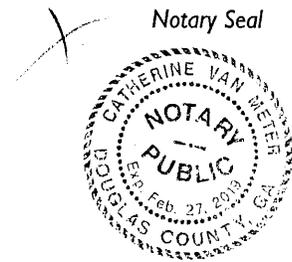
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Signature of Applicant Date

John D. Gaskin  
Type or Print Name and Title  
Vice president

X Catherine Van Meter 2/21/19  
Signature of Notary Public Date



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

Frankie D. Britt 3-4-19  
Signature of Owner Date

Frankie D. Britt  
Type or Print Name and Title

Notary Seal

Adrienne Britt Levesque 3.4.19  
Signature of Notary Public Date

comm Expires: 9.27.19

