



REZONING APPLICATION

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APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA NOV 6 2019

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

NOV 6 2019

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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PLANNING & DEVELOPMENT
DATE RECEIVED:
2258 SCENIC DR #1900567 LOIS FORD
REZONING APP RZ 19-05 LUP 19-02
PARCEL- 6051 014

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.

Lois S. Ford
Name (please print)
2258 Scenic Drive
Address
Snellville, GA 30078
City, State, Zip Code
770-972-2635 770-979-2919
Phone Number(s) Fax

Lois S. Ford
Name (please print)
2258 Scenic Drive
Address
Snellville, GA 30078
City, State, Zip Code
770-972-2635 770-979-2919
Phone Number(s) Fax

Contact Person: Darlene Phillips Phone: 770-972-1500 Fax: 770-979-2919
Cell Phone: 770-652-2309 E-mail: darlene@dpre1.com

Present Zoning Classification(s): OP - OFFICE PROFESSIONAL
Proposed Zoning Classification(s): BS180 - Residential
Proposed Use: Residential Home
Property Address/Location: 2258 Scenic Drive Snellville District 6th Land Lot 51 Parcel(s) 014

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;

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 it will, properties currently surrounding the home are being used for residential use, not as offices

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

Response: No, the property use to be part of a subdivision so it should not impact the area any differently, and most of the homes on that street are still being used as residential

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

Response: Not so far, it has never been used for commercial office, only a home. Since it has been listed for sale as commercial there has been no interest, other properties on the street have had none either

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: There should be no changes on the street that effect anyone, only one family will live there

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

Response: The zoning proposed is not in conformity with current land use plans. It is a home zone OP that people want to live in.

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: All the homes on the street but 3 are being lived in, and 2 of the 3 are living and working out of their homes. My neighbors have said they would like to be rezoned back to R100 also.

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.

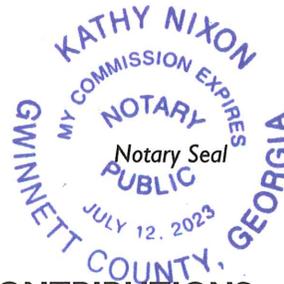
Lois S. Ford 11-1-19
Signature of Applicant Date

Lois S. Ford 11-1-19
Signature of Owner Date

Lois S. Ford
Type or Print Name and Title

Lois S. Ford
Type or Print Name and Title

Kathy Nixen 11-1-19
Signature of Notary Public Date



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.