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NOV 12 2019

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

# REZONING APPLICATION



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APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

NOV 12 2019

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)

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

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

CASE: 2250 OAK RD #1900580  
RZ 19-06 SUP 19-03 THE GROVE  
PARCEL- WISTERIA RD TO OAK RD

**Applicant** is: (check one)

MidCast Snellville, LLC

- Owner's Agent
- Contract Purchaser
- Property Owner

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

City of Snellville - DDA

Name (please print)  
215 East Chatham Street, Suite 201

Address  
Cary, NC 27511

City, State, Zip Code  
919-467-8880

Phone Number(s) Fax

Name (please print)  
2342 Oak Rd.

Address  
Snellville, GA 30078

City, State, Zip Code  
770-985-3502

Phone Number(s) Fax

Contact Person: David Brunner Phone: 919-467-8880 Fax: \_\_\_\_\_  
Cell Phone: 919-302-8844 E-mail: dbrunner@castoinfo.com

Present Zoning Classification(s): BG - Business General and OP - Office Professional

Proposed Zoning Classification(s): TCMU - Town Center Mixed Use

Proposed Use: Town Center

Property Address/Location: See attached for list of properties District \_\_\_\_\_ Land Lot \_\_\_\_\_ Parcel(s) \_\_\_\_\_

### 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;

Rezoning Application  
Attachment A

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: The zoning proposal is consistent with the future land use plan of Town Center, is currently designated in the Town Center Overlay District and is designated at Towne Center on the Future Development Map that were approved by town council on February 11, 2019. The proposed uses being proposed are Public County Library, Retail, Office, Mercantile, Residential -multi-family, civic, space, open park

2. <sup>area</sup> Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal is consistent with future land use plan and zoning map for the subject properties from BG and OP to Towne Center and is located in the Towne Center overlay district which is consistent to the surrounding property future uses with the exception of the single family - low density residential located on the northern boundary

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

Response: The proposed zoning proposal is the highest and best use for the property which will allow additional uses and development that would not allowed under the current zoning. The current property consist vacant land, commercial and residential buildings that are to end of their useful life or have exceeded their useful life and could be considered a community safety risk.

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: The zoning proposal will increase the current density on the property and will increase the demand on utility services(capacity is available), transportation and existing streets but would be consistent to similar small downtown/towne center developments.

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

Response: The zoning proposal conforms to the future land use plan of Towne Center and is located in the Towne Center Overlay District,

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: This is the initial phase of the Towne Center redevelopment the City have been activity pursuing and acquiring property, approving new zoning codes and land uses to allow for a Towne Cetner Mixed Used Development to occur by allowing increased density, mix of public and private uses, retail, office, mercantile and residential multi-family. The plan proposed is consistent with the cities long term vision for the this property.