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NOV 12 2019  
CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

# SUP APPLICATION



SPECIAL USE PERMIT APPLICATION RECEIVED

NOV 12 2019

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3513

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www.snellville.org

CITY OF SNELLVILLE
PLANNING & DEVELOPM

DATE RECEIVED: [DATE STAMP HERE]

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

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

David Brunner

Name (please print)
Vice President

Title
MidCast Snellville, LLC

Corporate Entity Name
215 E. Chatham Street, Suite 201

Mailing Address
Cary, NC, 27511

City, State, Zip Code
919-467-8880 919-302-8844

Phone Number (wk) (cell)
dbrunner@castoinfo.com

Email Address

Contact Person: David Brunner

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

Eric G. Van Otteren

Name (please print)
Economic Development Manager

Title
City of Snellville - DDA

Corporate Entity Name
2342 Oak Rd

Mailing Address
Snellville, GA 30078

City, State, Zip Code
770-985-3502

Phone Number (wk) (cell)
evanotteren@snellville.org

Email Address

Ph: 919-467-8880 Email: dbrunner@castoinfo.com

\* 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: BG and OP Requested Zoning District: TCMU

Present Future Land Use Map: Towne Center Requested Future Land Use Map: Towne Center

Property Location: between Oak, Wisteria, Clower and North Acreage: 18 Tax Parcel Nos.: See attached

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

- Single-family detached dwelling (TC-MU or TC-R)
Single-family attached dwelling (TC-MU or TC-R)
Towne Center Flat (TC-MU or TC-R)
Continuing Care Retirement Communities (TC-MU or TC-R)
Cemetery (TC-MU)
Animal Hospital, Veterinary Clinic, w/outdoor uses (TC-MU)
Two-family dwelling (TC-MU or TC-R)
Towne Center Loft (TC-MU or TC-R)
Boarding and Rooming House (TC-MU or TC-R)
Collective Residences (TC-MU or TC-R)
Commercial Recreation Facility (TC-MU)
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

SPECIAL USE PERMIT APPLICATIONS MAY BE FILED CONCURRENT WITH REZONING AND LAND USE PLAN AMENDMENT APPLICATIONS

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.

SUP 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 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:

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. 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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_