



# LAND USE PLAN AMENDMENT APPLICATION

RECEIVED

APPLICATION TO AMEND THE LAND USE PLAN OF SNELVILLE, GEORGIA

SEP 17 2023

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 SNELVILLE  
PLANNING & DEVELOPMENT

DATE RECEIVED  
LILBURN HOSPITALITY- KHALID JAVED  
2752 MAIN ST W #2000500  
RZ 20-02; LUP20-02; SUP 20-02 (HOTEL)  
PARCEL- 5007 018

**Applicant:** is the (check one)  Owner's Agent  
 Contract Purchaser  
 Property Owner

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

Name (please print)  
KHALID JAVED  
Address  
City, State, Zip Code  
Phone Number(s) 678-770-7068 Fax

Name (please print)  
RITA M. SHAH  
Address  
3195 GOLFE LINKS DRIVE  
City, State, Zip Code  
SNELLVILLE, GA 30039  
Phone Number(s) 601-331-7679 Fax

Contact Person: KHALID JAVED Phone: Fax:  
Cell Phone: 678-770-7068 E-mail: [kjaved@bellsouth.net](mailto:kjaved@bellsouth.net)

Current Future Land Use Map Designation: ~~BG AND OP~~ OFFICE PROFESSIONAL AND COMMERCIAL RETAIL  
Proposed Future Land Use Map Designation: ~~BG AND OP~~ SAME

Proposed Use(s): HOTEL

Property Address/Location: 2752 WEST MAIN STREET District 5 Land Lot 007 Parcel(s) 018

**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: Yes, the Property has split zoning, BG and OP. Hotel is a permitted use in BG with Special Use Permit. The land use change application is for increase in BG portion of Property and a decrease in OP portion to meet minimum City requirement of 2 acres of BG zoned lot for development of Hotel. Hence, proposed land use change request will permit use that is suitable in view of the use and development of adjacent and nearby properties and 2040 Comprehensive Plan.

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

Response: No, the proposed land use change will not adversely affect the existing uses or usability of adjacent or nearby property. In fact, the proposed interparcel accesses on both sides shall facilitate traffic flow between the Property and adjacent properties and improve traffic safety.

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: No, the proposed land use change for hotel will not cause an excessive or burdensom use of existing streets, transportation facilities, utilities, or schools. The City of Snellville had recently completed a major redevelopment of the Highway 78 corridor in the vicinity of the property to provide for growth under the 2040 Comprehensive Plan. The proposed development is a permitted use under current zoning classification and meets the criteria set forth in 2040 Comprehensive Plan.

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: The existing and future growth provisions envisaged in the City of Snellville 2040 Comprehensive Plan support approval of the proposed land use change for development of a hotel under BG zoning classification.

