



# LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE LAND USE PLAN OF SNELLVILLE, GEORGIA

RECEIVED

OCT - 9 2020

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 \_\_\_\_\_

2465 SCENIC HWY #2000546  
REZONING APP RZ 20-04-LUP 20-03  
PARCEL- 5006 002 & 5006 003  
MERITAGE HOMES

**Applicant:** Is the (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.

Meritage Homes of Georgia  
Name (please print)  
c/o Mitch Peevy 6095 Atlanta Hwy Ste 100  
Address  
Flowery Branch, Ga., 30542  
City, State, Zip Code  
770-361-8444  
Phone Number(s) Fax

Edjen Finance, LLC  
Name (please print)  
1520 Pine Log Road, Suite #1  
Address  
Conyers, Ga., 30012  
City, State, Zip Code  
Phone Number(s) Fax

Contact Person: Mitch Peevy Phone: 770-361-8444 Fax: \_\_\_\_\_  
Cell Phone: 770-361-8444 E-mail: Mitchpeevy@gmail.com

Current Future Land Use Map Designation: Office Professional and a small area of Low Density Residential  
Proposed Future Land Use Map Designation: Medium Density Residential  
Proposed Use(s): Townhomes  
Property Address/Location: 2465 & 2499 Scenic Highway District 5 Land Lot 006 Parcel(s) 002 & 003

**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;



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CASE # **LUP** \_\_\_\_\_

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

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Name (please print)  
c/o Mitch Peevy 6095 Atlanta Hwy Ste 100  
Address  
Flowery Branch, Ga., 30542  
City, State, Zip Code  
770-361-8444  
Phone Number(s) Fax

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

Crawford F. Juhan Jr.  
Name (please print)  
2465 Scenic Hwy.  
Address  
Snellville, Ga., 30078  
City, State, Zip Code  
Phone Number(s) Fax

Contact Person: Mitch Peevy Phone: 770-361-8444 Fax: \_\_\_\_\_

Cell Phone: 770-361-8444 E-mail: Mitchpeevy@gmail.com

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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: The existing BG zoning is not viable as it is not connected to any other commercial area. The area is primarily residential and the proposed townhouses will be similar to other developments in the area.

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

Response: No, the property as it is currently zoned would have had more of an impact to the adjacent residential properties than the proposed townhomes.

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, traffic will be less than if this had been a successful commercial development. Utilities in the area are adequate to handle the additional water and sewer demands and the schools in the area will be able to handle the additional students.

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: Please see Letter of Intent

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**LAND 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.

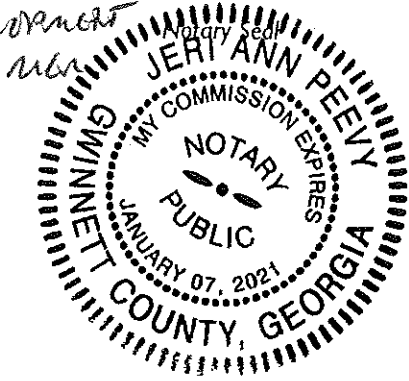
APPLICANT'S CERTIFICATION

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] 10/6/20  
Signature of Applicant Date

JASON WASSUKOWITZ Environmental & Land Development  
Type or Print Name and Title

[Signature] 10/6/20  
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in 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.

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

✓ Crawford F. Juhan Jr. 9/18/2020  
Signature of Owner Date

CRAWFORD F. JUHAN JR.  
Type or Print Name and Title

[Signature] 9/18/2020  
Signature of Notary Public Date

