



REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELVILLE GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551

OCT - 9 2020

CITY OF SNELVILLE
PLANNING & DEVELOPMENT
www.snellville.org

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

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.

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

Crawford F. Juhan Jr. / Manager
Name (please print)
2465 Scenic Hwy.
Address
Snellville Ga. 30078
City, State, Zip Code
(404) 606-9459
Phone Number(s) Fax

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

Present Zoning Classification(s): BG

Proposed Zoning Classification(s): R-TH

Proposed Use: Townhome Subdivision

Property Address/Location: 2465 & 2449 Scenic Hwy 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, 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



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Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

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CASE # **RZ** _____

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Name (please print)
c/o Mitch Peevy 6095 Atlanta Hwy Suite 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

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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 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 zoning proposal would adversely affect the existing use 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 property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: BG has no viable use at this location as there are vacant existing buildings along Highway 78 in the immediate area that would be cheaper to occupy than building additional new commercial buildings.

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: 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.

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

Response: No, the Land Use Plan calls for the property to be Office\Professional and part of it to be Low-Density Residential. The applicant is also applying for a Land Use Amendment.

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: Please see Letter of Intent.

REZONING 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.

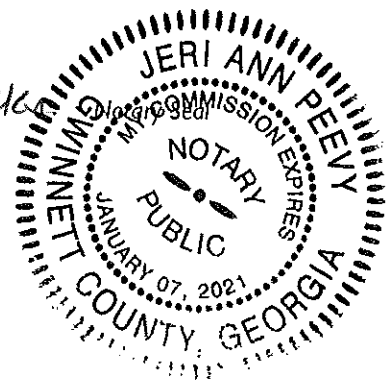
APPLICANT'S CERTIFICATION

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

Josel Wasserman, Entitlement & Land Development Mgr
Type or Print Name and Title

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



OWNER'S CERTIFICATION

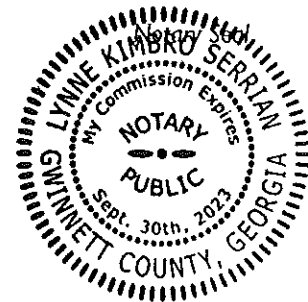
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

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



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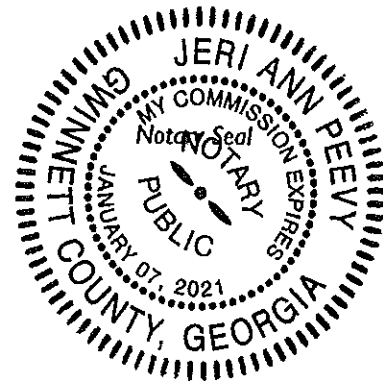
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[Signature] _____ 10/6/20
Signature of Applicant Date

JOHN WASSMANT ENTIREMENT & LAND DEVELOPMENT MAN.
Type or Print Name and Title

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



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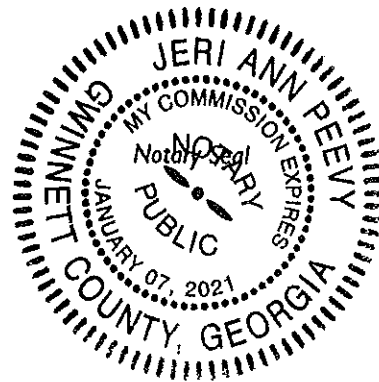
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Mary Nancy White _____ 10-5-20
Signature of Owner Date

MARY Nancy White - Partner
Type or Print Name and Title


[Signature] _____ 10/5/20
Signature of Notary Public Date



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.



Signature of Applicant
Date 10/6/20



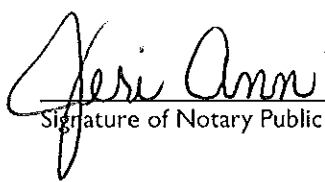
Signature of Owner
Date 10/6/20

JASON WASHBURN Environment & Lands Development

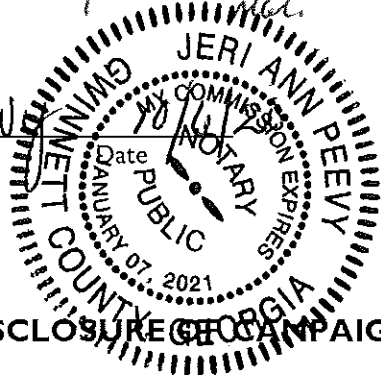
Type or Print Name and Title

CRAWFORD F. JAHAN JR.

Type or Print Name and Title



Signature of Notary Public



Notary Seal

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.

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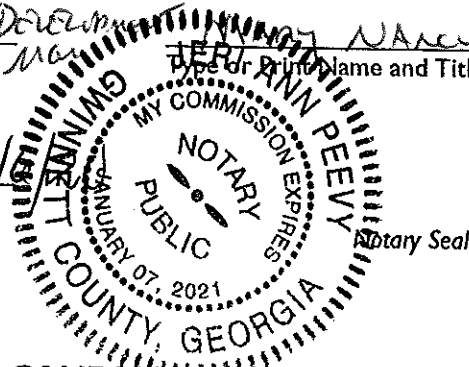
[Signature] _____ 10/6/20
Signature of Applicant Date

Mary Nancy White 10-5-20
Signature of Owner Date

JOSEPH WOODWARD ENTIREMENT & LAND DEVELOPMENT _____
Type or Print Name and Title

Mary Nancy White _____
Type or Print Name and Title

Jeri Ann Peavy 10/6/20
Signature of Notary Public Date



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