



LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE **RECEIVED** FUTURE LAND USE MAP, SNELLVILLE GEORGIA

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

DATE RECEIVED: _____

CASE # **LUP** **21-01**

Version 10-29-2020

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.

Teresa Curry - AXIS INFRASTRUCTURE, LLC
Name (please print)
1111 CAMBRIDGE SQUARE
Address
ALPHARETTA, GA 30009
City, State, Zip Code
678-395-4920
Phone Number(s) Fax

BRITT AND CAMP, LLC
Name (please print)
P.O. BOX 550
Address
SNELLVILLE, GA 30078
City, State, Zip Code
Phone Number(s) Fax

Contact Person: Lorraine Canada - AXIS INFRASTRUCTURE, LLC Phone: 678-395-4920 Fax: _____
Cell Phone: _____ E-mail: lorraine canada@axiscompanies.com

Present Future Land Use Map (FLUM) Designation: Low Density Residential

Requested/Proposed Future Land Use Map (FLUM) Amendment: Medium Density Residential

Proposed Use (Describe): Single family residences

Property Address/Location: 2706 Lenora Church Road District 5 Land Lot 28 Parcel(s) R5028 001

APPLICATION FEES:

- Land Use Plan Amendment \$ **300**
- Public Notice Sign \$ **75** (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ **15** (per adjoining property X 2 public hearings)

UDO Sec. 103-9.4.B. Future Land Use Map Amendments

Future Land Use Map amendment applications must include the following:

1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site proposed for amendment. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for the entire site.
3. Ten (10) printed boundary surveys of the site that is to have a revised land use under the applicant's proposal, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
4. All permitted land uses for the identified area under the existing Future Land Use Map.
5. All changes to existing land use designations that are proposed by the application.
6. All land uses immediately adjacent to the subject property under the existing Future Land Use Map.
7. A letter listing all the reasons for the amendment application.
8. Applicant's and/or owner's certification.
9. Names and addresses of the owner(s) of the land or their agent(s), if any, authorized to apply for an amendment.



November 30, 2020

City of Snellville

**RE: Land Use Plan Amendment
2706 Lenora Church Road**

To Whom It May Concern,

Britt & Camp, LLC ("owner") is intending to develop a thirteen lot single family subdivision located at 2706 Lenora Church Road in Snellville, Georgia. The proposed 2.765 acre parcel is currently identified in the Future Land Use Map as "Low Density Residential" and we are respectfully requesting the designation of "Medium Density Density". The proposed units per acre is 4.70.

On the Future Land Use Map, the property is bordered to the East and South by "Public/Civic", to the North by "Medium Density Density" and to the West by "Low Density Residential".

The purpose of the "Medium Density Residential" amendment is intended to provide areas for high quality, small-lot, medium density lots.

Our proposed request is consistent with the intention of the Code and the surrounding properties and complimentary to them with easy access to City facilities such as the library and park.

Sincerely,
Axis Infrastructure, LLC

A handwritten signature in blue ink, appearing to read 'T. Curry'.

Teresa Curry, P.E.
Partner

Future Land Use Map amendment applications must include the following (continued):

10. A written, documented analysis of the impact (see Attachment A) of the proposed land use change that specifically addresses each of the following matters:
 - a. Whether the proposed land use change will permit uses that are suitable in view of the uses and development of adjacent and nearby property.
 - b. Whether the proposed land use change will adversely affect the existing uses or usability of adjacent or nearby property.
 - c. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools.
 - d. 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.
11. Ten stapled or bound copies of the Future Land Use Map amendment application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
12. Verification by Gwinnett County that all property taxes owed have been paid (for all lots subject to this application).
13. Recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing ownership in the real property which is subject to the application.
14. A map indicating the site and the adjacent properties, identified by tax parcel number.
15. An initiating party must also file any other information or supporting materials that are required by the City Council, Planning Commission and/or the Department.

**SUBMITTAL CHECKLIST
PROVIDED ON PAGE 6
BELOW**

Land Use Plan Amendment Application
Attachment A

Pursuant to Section 103-9.4.B.10. of the Snellville Unified Development 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 standard is not acceptable and shall be considered non-responsive.**

A. Whether the proposed land use change will permit uses that are suitable in view of the uses and development of adjacent and nearby properties.

Response: We are proposing the current land use map be changed from Low Density to Medium Density. We are
surrounded on three sides by single family residential and to the east civic institutional.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby properties.

Response: We are proposing a small 13 lot single family development that will not adversely impact the existing uses
surrounding our development. We compliment the existing residential and will allow for our homeowners to use
the surrounding city facilities easily and conveniently.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome uses of existing streets, transportation facilities, utilities, or schools.

Response: Due to the small scope of this project, this project will not cause excessive or burdensome uses of
existing streets, transportation facilities, utilities or schools.

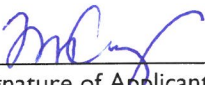
D. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: There are no known existing or changing conditions that affect the site.

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.



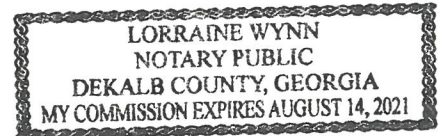
Signature of Applicant

11/11/2020

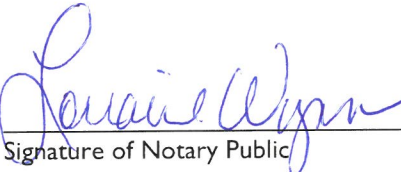
Date

Teresa Curry, Project Manager

Type or Print Name and Title



Affix Notary Seal



Signature of Notary Public

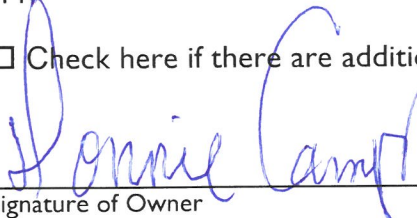
11/11/2020

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ Teresa Curry _____ to file this application.

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



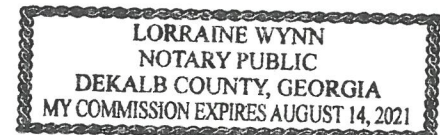
Signature of Owner

11/11/2020


Date

Donnie Camp / Owner

Type or Print Name and Title



Affix Notary Seal



Signature of Notary Public

11/11/2020

Date

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

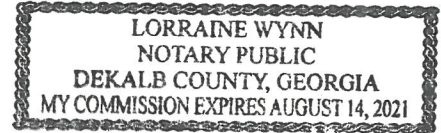
I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.




Signature of Owner or Agent Date

Teresa Curry, Project Manager

Type or Print Name and Title



Affix Notary Seal



Signature of Notary Public Date

PROPERTY OWNER AND AGENT CONTACT
INFORMATION

OWNER
INFORMATION

BRITT AND CAMP LLC
PO BOX 550
SNELLVILLE GA 30078-0550
Donnie Camp, Owner

AGENT
INFORMATION

AXIS INFRASTRUCTURE, LLC
1111 CAMBRIDGE SQUARE
ALPHARETTA, GA 30009

Teresa Curry, Project Manager

Return Recorded Document to:
C. Robin Wyatt, P.C.
P.O. Box 851
Snellville, GA 30078
File# 19-167

DEED B: 56581 P: 00762
05/09/2019 03:48:29 PM Pgs: 2 Fees: \$ 12.00
Tax: \$200.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, Georgia
0672019011140

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF WALTON

This Indenture made this 6TH day of MAY, 2019 between JAMES LELAND MOON, TERRY WAYNE MOON, JULIAN KENNETH MOON AND GARY KEITH MOON, AS CO-EXECUTORS OF THE ESTATE OF JAMES PERRY MOON A/K/A JAMES P. MOON, DECEASED, DECEASED, of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRITT AND CAMP, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, (acting under and by virtue of the power contained in said will, having been duly probated in probate court, Walton County, Georgia on April 7, 2004) for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" FOR THE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE THERETO.


All debts of the estate have been settled.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**, in as full and ample manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by said deceased.

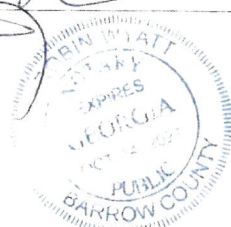
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public




(Seal)
JAMES LELAND MOON, CO-EXECUTOR


(Seal)
TERRY WAYNE MOON, CO-EXECUTOR


(Seal)
JULIAN KENNETH MOON, CO-EXECUTOR



(Seal)
GARY KEITH MOON, CO-EXECUTOR

Exhibit A

2706 Lenora Church Road

All that tract or parcel of land lying and being in Land Lot 28 of the 5 District, XX Section, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Lenora Church Road (100 feet right of way) and the southerly property line of a subdivision, The Preserve at Briscoe, said point being the Point of Beginning;
thence North 59 degrees 25 minutes 00 seconds East, 280.00 feet to a point;
thence South 31 degrees 00 minutes 00 seconds East, 429.00 feet to a point;
thence South 59 degrees 00 minutes 00 seconds West, 275.57 feet to a point;
thence North 34 degrees 00 minutes 00 seconds West, 83.92 feet to a point;
thence along a curve to the right, an arc distance of 221.08 feet,
said curve having a radius of 2615.05 feet and being subtended by a chord
of 221.01 feet, at North 31 degrees 34 minutes 41 seconds West, to a point;
thence North 30 degrees 00 minutes 00 seconds West, 126.25 feet to a point;
said point being the POINT OF BEGINNING;

On-time property tax payments will be reflected in accounts on Friday

Be advised tag offices may reach daily capacity prior to 5 pm. [wait times](#), [paperwork checklist](#)

No Tag or Title work Jan. 13-18 for system update. [Click here for details.](#)



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:
BRITT AND CAMP LLC
PO BOX 550
SNELLVILLE , GA 30078-0550

SITUS:
2706 LENORA CHURCH RD

Tax District:
SNELLVILLE

Parcel ID	Property Type	Last Update
R5028 001	Real Property	12/9/2020 2:11:03 PM

Legal Description
PATE RD

Tax Values

Description	Market Value	Assessed Value
Land	\$73,100.00	\$29,240.00
Improvement	\$5,300.00	\$2,120.00

Description	Market Value	Assessed Value
Total	\$78,400.00	\$31,360.00
Class Codes	101-Residential SFR	

Unit

Assessments

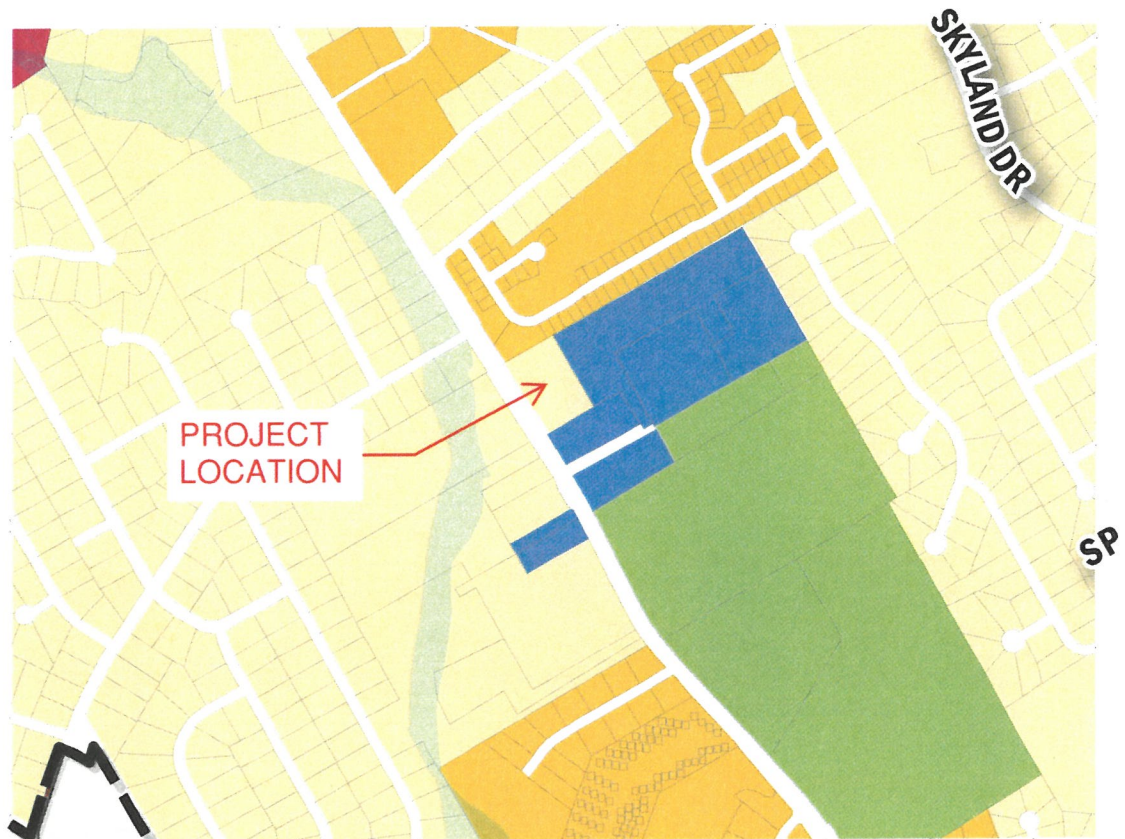
Operation	Net Tax	Savings
<u>School Taxes</u>	\$617.79	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$143.88	\$0.00
<u>County Incorporated No Police</u>	\$359.07	\$0.00
Sub Total	\$1,120.74	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$59.58	\$0.00
<u>County Incorporated No Police</u>	\$0.00	\$0.00
Sub Total	\$59.58	\$0.00
Special Assessment	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$85.99	\$0.00
Sub Total	\$85.99	\$0.00
Total Tax	\$1,266.31	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24079710	12/1/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	24079710	B20.123494	\$1,266.31	12/1/2020



CITY OF SNELLVILLE

Future Land Use Map

Future Land Use Category

- Low Density Residential
- Medium Density Residential
- North Road Redevelopment Area
- Towne Center
- Commercial Retail
- Office/Professional
- Highway 78 East Activity Center
- Industrial Mixed Use
- Public/Civic
- Health Village
- Park/Recreation
- Conservation
- Transportation/Communication/Utilities
- Major Road
- Local Road
- 100-Year Floodplain
- City of Snellville