



AMENDED

LAND USE PLAN AMENDMENT APPLICATION

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

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

FEB 12 2021

DATE RECEIVED: _____

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

CASE # **LUP**

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.

ROGER FISHER
Name (please print)
54 SANGRASS MANOR DR.
Address
NEWNAN GA 30265
City, State, Zip Code
404.391.6538
Phone Number(s) Fax

SOHEL DHANANI
Name (please print)
790 MASON GROVE PARKWAY
Address
LAWRENCEVILLE GA 30043
City, State, Zip Code
678.697.2914 N/A
Phone Number(s) Fax

Contact Person: ROGER FISHER Phone: 404.391.6538 Fax: N/A
Cell Phone: 404.391.6538 E-mail: roger@fisherallengroup.com

Present Future Land Use Map (FLUM) Designation: OFFICE - PROFESSIONAL
Requested/Proposed Future Land Use Map (FLUM) Amendment: MEDIUM-DENSITY RESIDENTIAL
Proposed Use (Describe): SINGLE FAMILY DETACHED (R5-5)
Property Address/Location: 1736 OAK ROAD District 5 Land Lot 24 Parcel(s) R5024-175

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.

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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

LETTER OF INTENT
1736 OAK ROAD
SNELLVILLE, GA
2.08.2021

Oak Road LLC
790 Mason Grove Pkwy
Lawrenceville, GA 30043

City of Snellville,

The purpose of this letter is to disclose our intentions to rezone the property at 1736 Oak Road Snellville Ga, from Office/Professional to RS-5 single family residential. If we are granted the rezoning, we intend to build 5 unique single family homes, all with farmhouse style architectural details.

We will follow the city mandated architectural guidelines, using hardie plank siding, hardie board and batten and all units will have brick and/or stone wainscot to a 30" minimum on front and sides. Paint scheme colors to be predominately white tones of the traditional farmhouse with possibly a couple of neutral grey tones. Roofing will be black and gray tones of architectural tab shingles with accents of galvanized roofing. We intend to pay attention to details of the exterior by using upgraded lighting, cedar accents, brackets and landscaping upgrades.

The lots are configured to provide excellent curb appeal with a small town feel. The architectural design of the farmhouse look, however, goes against the grain of the garage door setback requirement of 10' from the front of the house (SEC 201-3.3 E3 and E4). There is not enough space to do a traditional detached garage, so we are asking for relief from these items. We would like to build a comfortable 21' wide garage using 2 -8' wide doors on a typical 40' wide house. The curb appeal will work optimal with these proportions (See elevations).

If the variance is granted, we intend to use a high end "carriage style" door (See style inc. in package) with traditional hardware. Colors to be white, black and/or 5 layer composite cedar looking doors with cedar brackets and metal roofs to "soften the edges", while actually using the doors as a key design element of the front elevations.

In asking for the rezoning, we partition that an amendment be made to the 2040 Comprehensive Plan Future Land Use Map from Office-Professional to Medium density Residential. This proposal would allow the construction of the 5 units at gross density calculation of 4.27 units per acre.

This development has a similar feel to other developments and rezoning requests in the immediate area, so we hope that you will allow us to rezone this property, as our intentions are to move forward as soon as permits are granted.

Sincerely
Roger Fisher (applicant)
For Soheli Dhanani (owner)

**1736 OAK ROAD PROJECT
SNELLVILLE, GA**

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**CITY OF SNELLVILLE
PLANNING & DEVELOPMENT**

**Oak Road LLC
790 Mason Grove Pkwy
Lawrenceville, GA 30043**

City of Snellville and/or whom it may concern,

This letter is to inform the you that, I, Sohel Dhanani, am the owner and managing member of Oak Road LLC. I have full authority to make all financial and business decisions on behalf of the company.

**Thank you,
Sohel Dhanani (owner)**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 24 of the 5th Land District of Gwinnett County, Georgia, being shown 1.1957 acres on a Plat of Survey prepared for Richard Williams, Chris Ballard, Gwinnett Community Bank and Chicago Title Insurance Company by McNally & Patrick Registered Land Surveyors dated February 17, 2005 and revised August 3, 2005 and being more particularly described in accordance with said plat as follows:

TO FIND THE TRUE POINT OR PLACE OF BEGINNING begin at the intersection of the northwesterly side of the Right of Way of Mountain View Road (said road having a 60 foot Right of Way width) with the northeasterly side of the Right of Way of Oak Road (said road having 80 foot Right of Way width); running thence northwesterly along the northeasterly side of the Right of Way of Oak Road a distance of 351.36 feet to an iron pin set and the **TRUE POINT OR PLACE OF BEGINNING**; from the **TRUE POINT OR PLACE OF BEGINNING** so established run thence along the northeasterly side of the Right of Way of Oak Road North 45 degrees 32 minutes 48 seconds West a distance of 101.44 feet to a point; continuing thence along the northeasterly side of the Right of Way of Oak Road an arc distance of 48.56 feet said arc having a radius of 1114.40 feet and being subtended by a chord bearing of North 46 degrees 47 minutes 42 seconds West a chord distance of 48.55 feet to an iron pin set; thence leaving the northeasterly side of the Right of Way of Oak Road and running North 41 degrees 57 minutes 25 seconds East a distance of 303.88 feet to an iron pin set; running thence South 51 degrees 29 minutes 12 seconds East a distance of 145.00 feet to an iron pin set; running thence South 29 degrees 55 minutes 22 seconds East a distance of 42.13 feet to an iron pin set; running thence South 48 degrees 29 minutes 04 seconds West a distance of 306.96 feet to an iron pin set on the northeasterly side of the Right of Way of Oak Road and the **TRUE POINT OF PLACE OF BEGINNING**.