



REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA MAR 15 2022

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: _____

1600 & 1642 ATHENS HWY #2200140
RZ 22-03, LUP 22-03, SUP 22-04
PARCEL- R5069-011, R5069-282

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

Will Creekmore / VP of Development Manor Lake Dev.

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.
Ridgecliff LLC / Danny Herman / Member

Name (please print) _____
316 Hillside Drive #1354 _____
Address _____
Waleska, GA 30183 _____
City, State, Zip Code _____
770-318-5412 _____
Phone Number(s) _____ Fax _____

Name (please print) _____
4983 Rabbit Farm Road _____
Address _____
Loganville, GA 30052 _____
City, State, Zip Code _____
770-352-4835 _____
Phone Number(s) _____ Fax _____

Contact Person: Split Silk Properties / Jeff Timler / Owner Phone: 678-439-1776 Fax: _____
Cell Phone: _____ E-mail: splitsilkproperties@gmail.com

Present Zoning District Classification: RO & BG Requested/Proposed Zoning District Classification: RO & CI

Present Future Land Use Map (FLUM) Designation: Public Civic & Commercial/Retail Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Residential continuing care community and assisted living facility

Property Address/Location: 1600 & 1642 Hwy 78, Grayson, GA 30017 District 5 Land Lot 69 Parcel(s) 11 & 282

* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

APPLICATION FEES:

- Less than one acre \$ 500
- 1 to 5 acres 560
- 5 to 10 acres 800
- 10 to 15 acres 1,050
- 15 to 20 acres 1,350
- Over 20 acres 1,900
- 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)

**IF REQUESTING A CHANGE IN CONDITIONS OF ZONING FROM A PRIOR APPROVED REZONING CASE,
PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION**

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

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: Yes. The proposed zoning, site plan and variance will allow a quality development. Nearby uses are medium density residential that are consistent with the proposed development.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: No. The adjoining property is already zoned and used as medium density residential. The proposed zoning is compatible with existing zoning and uses in the immediate area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: No. The market has spoken over the last 4 years in that the density required is not economically feasible for the area. Reducing the density will allow for a immediate use that will have a longer term success rate.

D. 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. The proposed housing will be marketed and conditioned per zoning towards seniors, retirees, and those in need of assisted living with little to no burden on existing streets, transportation, utilities or schools.

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

Response: Yes and No. While the future land use isn't consistent, most of the property has been zoned for the intended uses for over 4 years. In that time period, the R-HOP district was eliminated by the City and RO was added. The future land use of Public Civic and Commercial and Retail was subsequently applied creating an inconsistency with the RO District requiring the subsequent Land Use Map Amendment.

F. 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: The City Council has made senior-targeted developments a goal and policy initiative because these are some of the least impactful upon services and infrastructure. This area is in need of a zoning district that will be a catalyst for future quality developments.

CERTIFICATIONS

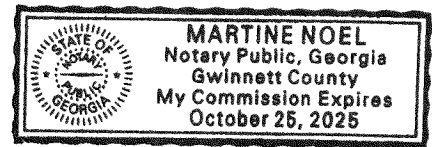
APPLICANT'S CERTIFICATION

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 Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 3/14/2022
Signature of Applicant Date

Will Creekmore / Vice President of Dev. / Manor Lake Development
Type or Print Name and Title

Affix Notary Seal



Martine Noel 3/14/2022
Signature of Notary Public 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 Manor Lake Development to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

[Signature] 3/14/2022
Signature of Owner Date

Ridgecliff LLC / Danny Herman / Member
Type or Print Name and Title

Affix Notary Seal

[Signature]
Signature of Notary Public



**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

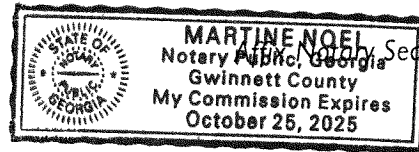
Will Creekmore 3/14/22
Signature of Applicant Date

Will Creekmore / VP of Dev. Manor Lake Development
Type or Print Name and Title

[Signature]
Signature of Applicant's Attorney or Representative Date

Split Silk Properties, LLC / Jeff Timler / Owner
Type or Print Name and Title

Martine Noel 3/14/2022
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) 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?

YES NO YOUR NAME: Will Creekmore / VP of Dev. Manor Lake Development

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

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.

Danny Herman 3/14/2022
Signature of Owner or Agent Date

Ridgecliff LLC / Danny Herman / Member
Type or Print Name and Title



Jeffrey Dale Timler 3/14/2022
Signature of Notary Public Date