



LAND USE PLAN AMENDMENT APPLICATION

APPLICATION TO AMEND THE ~~RECEIVED~~ 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

APR 7 2022

DATE RECEIVED: _____

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT
RZ 22-04, LUP 22-04 CKK DEVELOPMENT
2045, 2055, 2065, 2075 MAIN ST #2200143
PARCEL- 5059 248, 485, 486, 487, 248

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.

CKK Development
Name (please print)
270 N. Clayton St
Address
Lawrenceville Ga 30046
City, State, Zip Code
678 314 0466
Phone Number(s) Fax

Larry Garner
Name (please print)
2885 Atkinson Rd
Address
Loganville Ga 30052
City, State, Zip Code
404-803-1725
Phone Number(s) Fax

Contact Person: Andy Lunsford Phone: 678-314-0466 Fax: _____
Cell Phone: 678 314 0466 E-mail: andy@ckkdev.com

Present Future Land Use Map (FLUM) Designation: Commercial Retail
Requested/Proposed Future Land Use Map (FLUM) Amendment: ~~RTH Townhomes~~ Medium-Density Residential
Proposed Use (Describe): Develop into 28 Townhome Lots
Property Address/Location: 2045, 2055, 2065 & 2075 Main St E District 5th Land Lot 59 Parcel(s) R5059-485, 486, 487
248

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.

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: Yes. The subject property has vacant lots (commercial) on the east and west that can only benefit from additional Residents next door. To the North is the Olde Hickory Village Sub-Division (Residential Use)

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

Response: The only impact will be the shared use of Hickory Station Drive. We feel that the proposed plan that we have submitted will have little to no impact on the Olde Hickory Village residents. Re zoning to Residential is the highest and best use of the subject 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.

Response: The proposed 27 townhomes will cause a minimal impact on transportation facilities, utilities, and schools. As stated above, the impact on streets is minor with our current design.

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: As stated above, due to the small size of the subject property, re zoning to residential is the highest and best use of the subject property

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] 3/7/22
Signature of Applicant Date

Joshua (Duncan) Corley - Pres
Type or Print Name and Title

Affix Notary Seal

[Signature] 3/7/22
Signature of Notary Public Date
exp. 4/7/23

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 _____ to file this application.

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

[Signature] 3-7-22
Signature of Owner Date

LARRY C. GARNER
Type or Print Name and Title

Affix Notary Seal

[Signature] 3-07-22
Signature of Notary Public Date



