

REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE GENERAL PONING MAP, SNELLVILLE GEORG

	APF	7 2022 CITY OF SNELLVILLE
City of Snellville		DATE DE PLANNING & DEVELOPMENT
Planning & Development Do 2342 Oak Road, 2 nd Floor	epartment CITY OF	SNELLVILRZ 22-04, LUP 22-04 CKK DEVELOPMENT
	PLANNING 8	B DEVELOF 2045, 2055, 2065, 2075 MAIN ST #2200143
Snellville, GA 30078 Phone 770.985.3515 Fax 770	0.985.3551 <u>www.snellville.org</u>	DARGEL FORGO 40 40 40 40 40 40 40 40 40 40 40 40 40
Filone 770.763.3313 Tax 770	7.763.3331 <u>www.snenvnie.org</u>	7711000-3037 246, 463, 466, 467,248
	☐ Owner's Agent	
Applicant is: (check one)	Contract Purchaser	
	☐ Property Owner	additional property owners and attach additional sheets.
CKK Develoumen	1	Larry Gorner
Name (please print)	(1.4	Name (please print)
270 N Clayton	n Street	
Address	Ga 30046	Address Lanonville Gar 30052
Lawrence Ville City, State, Zip Code	va sooto	City, State, Zip Code
478-314-17466		404-803-1725
Phone Number(s)	Fax	Phone Number(s) Fax
Contact Person: Andu L	Lunsford	Phone: 678~314~0466_Fax:
177 714	~041.C	E-mail: andy @ CKKder, com
Cell Phone: 6 8 314	0700	E-mail: ANOY & CARAEV, COM
		1-(BG) BG (General Business) R-TH
Present Zoning District Classification: _	Commercial Ketai	Requested/Proposed Zoning District Classification:
Present Future Land Use Map (FLUM) [Designation: Commercia	Does the FLUM Require Amending? INO NO YYes*
Proposed Use (Describe):	2	Townhome lots (27 Lots)
• • • • • • • • • • • • • • • • • • • •	<u> </u>	
Property Address/Location: 2045,	1005, 4065 \$ 40 15 /	Main St E District 5th Land Lot 59 Parcel(s) \$5059-485, 486, 487, 24
* If the requested zoning district is not	consistent with the Future Land U	Jse category on the current Future Land Use Map (FLUM) and identified in Table 2 - Future
Land Use Categories and Correspondin Plan Amendment application and which	ng Zoning Districts (pg. 53) of the	Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use
Tiali Amendment application and which		
APPLICATION FEES:		
 Less than one 	•	
• I to 5 acres	56	
• 5 to 10 acres		
• 10 to 15 acres		
• 15 to 20 acres	· ·	
Over 20 acres		
 Public Notice 	3	75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
 Adjoining Pro 	perty Owner Notice \$ 1	5 (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.11. 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.

east and Vest that an only heattit from additional Residents next door. To the North is the Olde Hickory Village Sub-Division (Residential Use) B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties. Response: The only import will be the Shored use of Hickory Station Dive We feel that the proposed plan that we have submitted will have little to no import of the Olde Hickory Village residents. C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. Response: With the current zoning, the subject property has remained unused with little interest in improving. Due to it small size, we feel the change to a Residential Townhome zoning is the highest and best use of existing streets transportation facilities, utilities, or schools. Response: The proposed 28 Townhomes will cause a minimal impact on tronsportation facilities, utilities, and schools. It stated above, the impact on streets is minor with our current design. E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan. Response: We are asking that the Fature Land Use Plan. Response: We are asking that the Fature Land Use Plan here amended. With the only adjacent property that is in use keing here that the future Land Use Plan here that the future Land Use Plan here that the analyse flow is supporting grounds for either approval or disapproval of the zoning proposal. Response: As stated above, due to the Small size of the	A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
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	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: As stated above, due to the small size of the
subject property, rezoning to residential is the highest and best use of the 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.

	3/7/22	
Signature Applicant	Date	
Joshua (Ountan) Corley - Pres.		Affix Notary Seal
Type or Print Name and Title		
Muse Colley Signature of Notary Public Up. 4/1/23	3/1/22 Date	
	RTY OWNER'S CERTIFICAT	
The undersigned below, or as attached, s subject to this application, as shown in the of the attached application. I further auapplication.	a records of Gwinnett Coun	ty Georgia which is the subject matter
☐ Check here if there are additional prop	erty owners and attach addit	ional "Owner's Certification" sheets.
Signature of Sweet	3-7-2	
LARRY C. GARNER Type or Print Name and Title		Affix Notary Seal
Signature of Notary Public	3-07-22 Date	EXPIRES GEORGIA JANUARY 17, 2025

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-I, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

information on fo		t of Interest in Zoning Action	ons, and has submitted of attached the required
☐ Check here if t	here are additiona	al applicants and attach addi	itional "Conflict of Interest Certification" sheets.
Trus	- /. h	nue 4/21/22	Type or Print Name and Title
Signature of Applican	it	Date	Type or Print Name and Title
Signature of Applican			Type or Print Name and Title
Mulaser Signature of Notary I 14p. 4/1/23	Corley Public	4/21/22 Date	Affix Notary Seal
	DISCLO	SURE OF CAMPAIGN	CONTRIBUTIONS
contributions agg	regating \$250.00	or more or made gifts havi	ling the filing of this application, made campaign ring in the aggregate a value of \$250.00 or more r of the Snellville Planning Commission?
☐ YES	Ď NO	YOUR NAME:	LARK C.GARNER
If the answer abo	ve is YES, please o	complete the following secti	cion:
POSI OF GOVE	O OFFICIAL TION ERNMENT ICIAL	CONTRIBUTION (list all which aggree \$250 or More	egate to WAS MADE

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

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☐ Check here if there are additional	applicants and attach	additional "Con	flict of Interest Certification" sheets.		
Signature of Applicant	4/21/22 Date	Joshua	Corle / Pre S. Type or Print Name and Title		
Signature of Applicant's Attorney or Repres	entative Date		Type or Print Name and Title		
	./ /				
Mulum Colly Signature of Notary Public UVP. 4/1/23	4/21/22 Date		Affix Notary Seal		
DISCLOS	SURE OF CAMPA	IGN CONTRIB	BUTIONS		
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:	Joshua L	Corlay		
If the answer above is YES, please complete the following section:					
NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBU (list all which a \$250 or l	ggregate to	DATE CONTRIBUTION WAS MADE (Within the last two years)		

 \square 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.

Signature of Owner or Agent Date

LARY C. GARNER

The Dist News and Title

Affix Notary Seal

Mulim Corley
Signature of Notary Public