



SPECIAL USE PERMIT APPLICATION

RECEIVED

For All Uses

(Except Collective Residences; Hotel Motel and Extended-Stay Hotel and Places of Worship)

SEP 13 2022

City of Snellville, Georgia
Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

DATE RECEIVED _____

1915 PHARRS RD #2200547

RZ 22-09 SUP 22-06

PARCEL- 5056-362

Applicant is: (check one)
 Property Owner
 Attorney for Property Owner
 Property Owner's Agent

Property Owner (if not the applicant): check here if additional property owners and attach additional sheets.

Park Place Snellville, LLC

Name (please print)

Title

Park Place Snellville, LLC

Corporate Entity Name

1505 Lakes Pkwy., Suite 190

Mailing Address

Lawrenceville, GA 30043

City, State, Zip Code

(770) 962-9780

Phone Number (wk)

(cell)

jwilson@rjwpclaw.com

Email Address

Park Place Snellville, LLC

Name (please print)

Title

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Corporate Entity Name

1505 Lakes Pkwy., Suite 190

Mailing Address

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Email Address

Requested Special Use (see Uses Requiring a Special Use Permit): Climate Controlled Self Storage

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: BG

Present Future Land Use Classification: Commercial Retail

Proposed Zoning District Classification: HSB

Proposed Future Land Use Classification: Commercial Retail

Property Street Address: 1915 Pharrs Road

Acreage: 1.8200 Tax Parcel No.: R5056 362

APPLICATION FEES:

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- 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)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

*** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED ***

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.**

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 use is suitable in view of the large number of existing commercial uses along Scenic Highway.

The use represents an appropriate transition between intensive highway business uses and residential uses on North Road.

The use provides a needed service to nearby residents.

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

Response: No; the proposal will not adversely affect the use or usability of nearby properties. It is consistent with nearby uses.

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

Response: No; the property does not have an economic use as currently zoned as it has been vacant and unimproved for many years.

C. 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; transportation improvements including a traffic light on 124, appropriate infrastructure and utilities, and the Provision of attractive climate controlled storage will relieve burdens on infrastructure and promote improved property maintenance.

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

Response: Yes; the City's future land use plan indicates Commercial Retail is appropriate at this location.

E. 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: Yes; the property is part of a planned commercial development with restrictive covenants to provide enhanced architectural controls.

CERTIFICATIONS

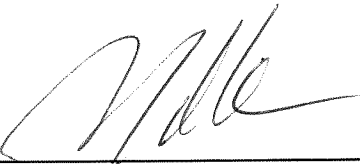
APPLICANT'S CERTIFICATION

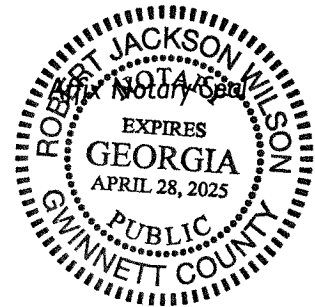
The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.

 9/12/2022
Signature of Applicant Date

Ronnie DeThomas, President
Type or Print Name and Title

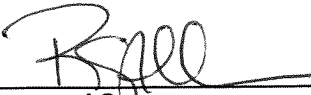
 9/12/22
Signature of Notary Public Date




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 Robert Jackson Wilson to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

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

 9/12/22
Signature of Owner Date

Ronnie DeThomas, President
Type or Print Name and Title

 9/12/22
Signature of Notary Public 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 Special Use Permit application.

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



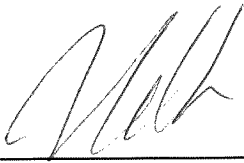
9/12/22

Signature of Owner or Agent

Date

Ronnie DeThomas, President

Type or Print Name and Title



9/12/22

Signature of Notary Public

Date




CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

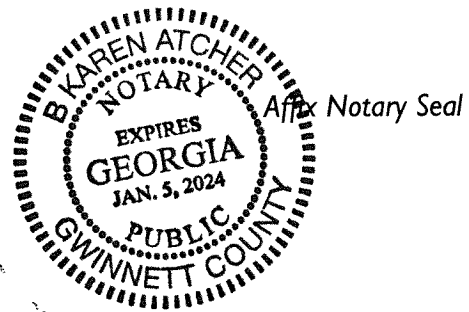
The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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


 Signature of Applicant _____ Date 9/12/22
 Ronnie DeThomas, President
 Type or Print Name and Title


 Signature of Applicant's Attorney or Representative _____ Date 9/12/22
 Robert Jackson Wilson, PC, President
 Type or Print Name and Title


 Signature of Notary Public _____ Date 9/12/2022



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: Ronnie DeThomas

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)
Tod Warner	\$300	2021

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

Legal Description

1915 Pharrs Road

Tax Parcel R5-056-362

All that tract or parcel of land lying and being in Land Lot 56 of the 5th District Gwinnett County Georgia containing 1.82 acres being more particularly described as Outlot 2 on that plat prepared for Park Place Snellville, LLC by Kristopher P. Manley GRLS No. 3301, dated April 20, 2016, last revised April 19, 2017 recorded in Plat Book 139, Page 150, said plat being incorporated herein by reference for a complete description thereof.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 - ⁰⁵⁶~~056~~ - 362
(Map Reference Number) District Land Lot Parcel

[Signature] 9/12/22
Signature of Applicant Date

Robert Jackson Wilson, Attorney
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Amanda Weaver Sr. Tax Business Mgr.
NAME TITLE

9/12/22 2022 taxes are due 11/1/22
DATE