



LAND USE PLAN AMENDMENT APPLICATION

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DEC 21 2022

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

APPLICATION TO AMEND THE FUTURE 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

2154 NORTH RD #2200641
RZ 23-01 LUP 23-01
PARCEL- 5039 032

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.

Toney Financial

Services Inc. c/o Alliance Engineering and Planning

TONEY JAMES MURPHEY, TONEY MEGHAN BANKS

Name (please print)
299 S. Main Street
Address
Alpharetta GA 30009
City, State, Zip Code
770-225-4730 ext 819
Phone Number(s) Fax

Name (please print)
2154 North Road
Address
Snellville GA 30078
City, State, Zip Code
770-225-4730 ext 819
Phone Number(s) Fax

Contact Person: Tyler Lasser Phone: 770-225-4730 ext 819 Fax: _____

Cell Phone: _____ E-mail: Tylerl@allianceco.com

Present Future Land Use Map (FLUM) Designation: Low Density Residential

Requested/Proposed Future Land Use Map (FLUM) Amendment: North Road Redevelopment Area

Proposed Use (Describe): Financial Office

Property Address/Location: 2154 North Road District 5 Land Lot 039 Parcel(s) 032

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 North Road Corridor consists of a variety of office uses.

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

Response: No, the site will not require significant changes and the existing historic structure will remain on the land.

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: No the rezoning will not result in an excessive use of existing streets, transportation facilities, utilities or schools

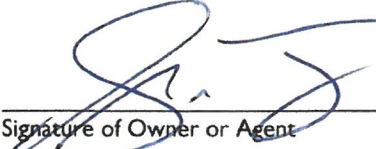
D. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or disapproval of the proposed land use change.

Response: The low intensity use, and consistency with the pattern of development in the area are amongst reasons supporting approval of the request

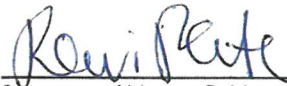
AUTHORIZATION TO INSPECT PREMISES

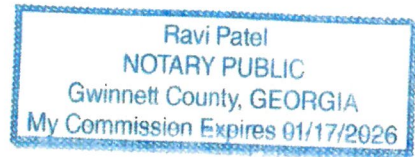
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

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

 11-17-22
Signature of Owner or Agent Date
James M. Tong owner
Type or Print Name and Title

Affix Notary Seal

 11-14-22
Signature of Notary Public Date



CERTIFICATIONS

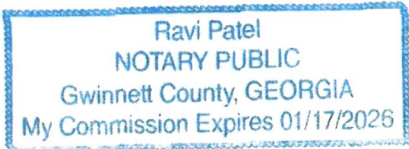
APPLICANT'S CERTIFICATION

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] 11-14-22
Signature of Applicant Date
James N. Torrey owner
Type or Print Name and Title

Affix Notary Seal

[Signature] 11-14-2022
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

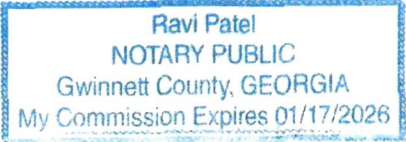
The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize AEP to file this application.

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

[Signature] 11-14-22
Signature of Owner Date
James N. Torrey
Type or Print Name and Title

Affix Notary Seal

[Signature] 11-14-2022
Signature of Notary Public Date



SITE VICINITY MAP-N.T.S.

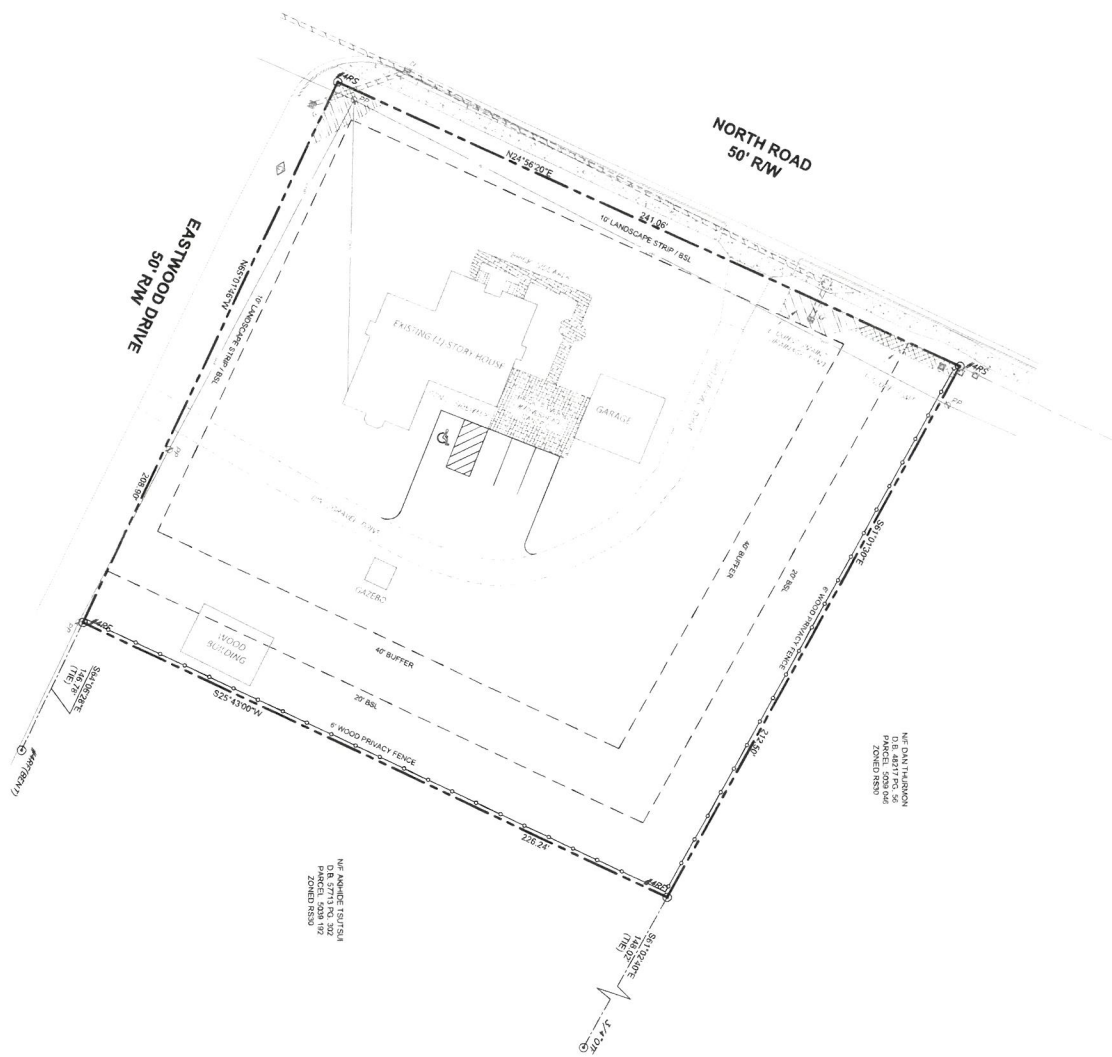


NET GROSS AREA	11.132 ACRES	ZONING (PROPOSED)	NS
ZONING (EXISTING)	RES		
SETBACKS			
FRONT YARD	10'		
REAR YARD	10'		
LANDSCAPE STRIP	10'		

PARKING REQUIREMENTS:

1 SPACE PER 200 SF OFFICE
 TOTAL PARKING REQUIRED = 2183 X 1500 SF = 43 SPACES
 (110 SPACES REQUIRED)
 TOTAL PARKING SPACES PROVIDED = 43 SPACES
 TOTAL SF OF ADDITIONAL IMPROVED PARKING = 4,186 SF

PROPERTY ADDRESS:
 2154 NORTH ROAD
 SNELLVILLE, GA 30078
PROPERTY OWNER:
 JAMES TONEY
 PC: 509332 - TONEY, JAMES W/STEPH TONEY VICTORIA WALKS
UTILITIES:
 THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONDUITS WITH EXISTING UTILITIES.
NOTES:
 THE LOCATION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA MAP NO. 17100C0109C.
PLAN NOTE:
 CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE PERSONAL, FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.
CADNOTE:
 EXISTING TREE CANOPY COVERS A PORTION OF THE SITE.
SETBACK NOTE:
 SETBACKS PROVIDED ON SITE EXACT LOCATION TO BE DETERMINED.
WATER NOTE:
 WATER NOT PROVIDED BY GWINNETT COUNTY. WATER AVAILABLE ON THE PROPERTY.



	DEVELOPER JAMES TONEY 1625 WINDING CREEK CIRCLE SNELLVILLE, GA 30078	10 Orig. Issue: 10/31/22 Designed By: NS Checked By: BWT Project #: 22004	Site Zoning Plan for North Rd. & Eastwood Dr. 2154 NORTH ROAD SNELLVILLE, GA 30078 LL 39 - DISTRICT 5TH PARCEL # 5039 032	11 SCALE: 1" = 20' NORTH	12 SITE ZONING PLAN 12.13.22
	1 ALLIANCE ENGINEERING + PLANNING + LAND SURVEYING LANDSCAPE ARCHITECTURE 299 South Main St., Suite A Alpharetta, GA 30009 770.225.4730 www.allianceco.com	2 City of Snellville Planning & Zoning Department 1775 25th Street Snellville, GA 30078	3 City of Snellville Planning & Zoning Department 1775 25th Street Snellville, GA 30078	4 City of Snellville Planning & Zoning Department 1775 25th Street Snellville, GA 30078	5 City of Snellville Planning & Zoning Department 1775 25th Street Snellville, GA 30078