



# REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA **MAY 14 2024**

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

2380 WISTERIA DR #2400173  
**RZ 24-03 SUP 24-02**  
PARCEL- 5038 133

**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.

**SPG Planners + Engineers**

Name (please print) \_\_\_\_\_  
**1725 Electric Avenue, Unit 320**  
Address \_\_\_\_\_  
**Watkinsville, GA 30677**  
City, State, Zip Code \_\_\_\_\_  
**706-769-9515** **N/A**  
Phone Number(s) Fax

**Shifa Real Estate Investments LLC**

Name (please print) \_\_\_\_\_  
**1654 Morningdale Circle NW**  
Address \_\_\_\_\_  
**Duluth, GA 30097**  
City, State, Zip Code \_\_\_\_\_  
**N/A** **N/A**  
Phone Number(s) Fax

Contact Person: **Mick Kittle** Phone: **706-714-3443** Fax: **N/A**  
Cell Phone: **706-714-3443** E-mail: **mick@onespg.com**

Present Zoning District Classification: **BG** Requested/Proposed Zoning District Classification: **TC-R**

Present Future Land Use Map (FLUM) Designation: **Towne Center** Does the FLUM Require Amending?  No  Yes\*

Proposed Use (Describe): **Multifamily**

Property Address/Location: **2380 Wisteria Drive** District **10** Land Lot \_\_\_\_\_ Parcel(s) **5038 133**

\* 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: Rezoning this parcel from BG to TC-R will create an opportunity for a derelict restaurant site to align with the intent and purpose of the Towne Center District. Surrounding uses include a mix of new apartments, retail, and civic buildings. As a focal point for the City, the proposed Towne Center Flats will complement the adjacent architecture and add to the desired character of this district.

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

Response: This rezoning proposal would have a positive impact to the adjacent property uses. Towne Center Flats would progress the much desired transformation of the Snellville Towne Center: extending the pedestrian corridor, enhancing the landscape, and defining the overall sense of place.

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

Response: The existing BG zoning allows for a variety of commercial and business uses that have economic potential. The site is surrounded by thousands of square feet of retail and office, yet there is a lack of housing. By providing an opportunity for dense housing, existing businesses would in turn have the potential for more customers and employees, ultimately providing economic value to the City.

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: **Ex Streets:** Wisteria Drive is the main spine road through the TC-R district. The road was designed to anticipate growth, therefore suggesting it's capable of handling the impacts of this rezoning. **Transportation Facilities:** there is a regional bus stop and park and ride within walking distance to the site. **Schools:** Gwinnett County has a student to teacher ratio of 15.1:1, much lower than the suggested national average of 18:1.

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

Response: The property lies within the Towne Center District and conforms with the intent of the Future Land Use Plan. Walkability, pedestrian connectivity, and access to nearby shops, restaurants, and offices would be accommodated by providing more living opportunities within the Towne Center District.

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 cities aim to move away from automobile-oriented design and populations want more housing options, this is an excellent opportunity to keep the momentum of harmonious and orderly redevelopment of the Towne Center development in downtown Snellville.

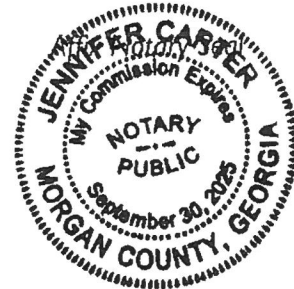
**CERTIFICATIONS**

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.

Digitally signed by W.M. Kittle, Jr.  
DN: C=US, E=mick@smithplanninggroup.com,  
O=Smith Planning Group, LLC, CN=W.M.  
Kittle, Jr.  
Date: 2024.04.18 14:01:58-0400  
W.M. Kittle, Jr. April 18, 2024  
Signature of Applicant Date  
William M. Kittle, Jr., RLA, Senior Land Planner,  
SPG Planners + Engineers  
Type or Print Name and Title

Jennifer Carter 4/18/24  
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 SPG PLANNERS + ENGINEERS 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] 03/21/2024  
Signature of Owner Date  
HUSEIN HAMIRANI, MANAGER  
Type or Print Name and Title

Affix Notary Seal

[Signature] 03/21/2024  
Signature of Notary Public Date



**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.

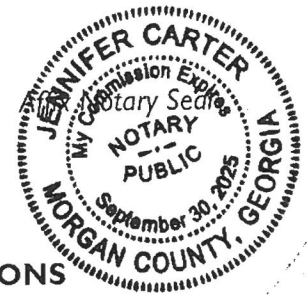
**W.M. Kittle, Jr.** Digitally signed by W.M. Kittle, Jr.  
DN: c=US, e=m02@spgplanners.com, o=SPG  
Planners Group, LLC, cn=W.M. Kittle, Jr.  
Date: 2024.04.18 14:53:59-0403 April 18, 2024  
Signature of Applicant Date

William M. Kittle, Jr., RLA, Senior Land Planner,  
SPG Planners + Engineers  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

Jennifer Carter 4/18/24  
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: HUSEIN HAMIRANI, MANAGER

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.

**CONFLICT OF INTEREST CERTIFICATIONS  
FOR REZONING APPLICATION**

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

**W.M. Kittle, Jr.** Digitally signed by W.M. Kittle, Jr.  
DN: c=US, e=mick@smithplanninggroup.com, o="Smith  
Planning Group, LLC", cn="W.M. Kittle, Jr."  
Date: 2024.04.18 14:03:59-0400 **April 18, 2024**  
\_\_\_\_\_  
Signature of Applicant Date

**William M. Kittle, Jr., RLA, Senior Land Planner,  
SPG Planners + Engineers**  
\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public Date

*Affix Notary Seal*

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YES  NO YOUR NAME: HUSEIN HAMIRANI, MANAGER

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.















Snellville, GA  
 2342 Oak Rd  
 Snellville, GA 30078  
 (770) 985-3508

# 2023 Property Tax Bill

Parcel ID	Tax District	Bill #	
R5038 133	10 - City of Snellville	005535	
Property Owner/Location/Description		Fair Market Value	Taxable Value
SHIFA REAL ESTATE INVESTMENTS LLC 2380 WISTERIA DR		505,800	202,320
Levies	Taxable Value	- Exemptions	= Net Assessment X Tax Rate = Net Tax
City of Snellville	202,320	0	202,320 4.0000000000 \$809.28
2023 STORMWATER			\$1,086.43

**Exemptions:**

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

Current Year Tax	\$1,895.71
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,895.71
Other Amounts Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
Due Date	12/15/2023



**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078

*\*Make check or money order payable to: City of Snellville*  
*\*Write the Tax Parcel ID Number on your check*  
*\*Full payment must be made by the due date*  
*\*Mailed payments will be posted using the official postmark date*  
*\*Taxes may be paid online by visiting [www.snellville.org](http://www.snellville.org)*  
*\*Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5038 133  
 Amount Due: \$0.00  
 Bill#: 005535  
 Due Date: 12/15/2023

AMOUNT PAID

SHIFA REAL ESTATE INVESTMENTS LLC  
 1654 MORNINGDALE CIR  
 DULUTH, GA 30097-5261

**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078

MAY 14 2024

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

**Attention Customers: Tag renewal kiosks and online motor vehicle services will be unavailable from 1:30-7:30 p.m Saturday, Apr. 20 due to scheduled statewide maintenance.**



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

### Pay Now

**Mailing Address:**

SHIFA REAL ESTATE INVESTMENTS LLC  
1654 MORNINGDALE CIR  
DULUTH, GA 30097-5261

**SITUS:**

2380 WISTERIA DR

**Tax District:**

SNELLVILLE

No payment due for this account.

[✉ Change Mailing Address](#)

Parcel ID	Property Type	Last Update
R5038 133	Real Property	4/17/2024 8:12:32 PM



**Legal Description**

WISTERIA DRIVE

### Print Tax Bill

[Click here to view and print your 2023 tax bill.\\*](#)



\* Bill as of August 15, 2023. For current amount due see information below.

### Tax Bills

Note: Email [tax@gwinnettcounty.com](mailto:tax@gwinnettcounty.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2023	\$6,494.46	\$6,553.70	\$0.00	\$0.00	10/15/2023	\$0.00
2022	\$6,494.46	\$6,494.46	\$0.00	\$0.00	11/1/2022	\$0.00
2021	\$6,636.09	\$6,998.35	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$8,695.20	\$9,689.34	\$0.00	\$0.00	3/1/2021	\$0.00
2019	\$11,682.27	\$12,067.95	\$0.00	\$0.00	1/1/2020	\$0.00
2018	\$7,669.94	\$7,669.94	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$7,720.59	\$7,720.59	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$7,436.77	\$7,436.77	\$0.00	\$0.00	10/15/2016	\$0.00
<b>Total</b>						\$0.00