



LAND USE PLAN AMENDMENT APPLICATION

CITY OF SNELVILLE
PLANNING & DEVELOPMENT

MAY 17 2022

APPLICATION TO AMEND THE FUTURE LAND USE MAP, SNELVILLE GEORGIA

RECEIVED

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

DATE RECEIVED: _____

1725 ROCKDALE CIR #2200256
REZONE RZ 22-07, LUP 22-06
PARCEL- R5060-008

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.

Century Communities of Georgia, LLC
Name (please print)
3091 Governors Lake Drive, Suite 200
Address
Norcross, Georgia 30071
City, State, Zip Code
(470) 880-5874
Phone Number(s) Fax

Hazel L Lee
Name (please print)
1725 Rockdale Circle
Address
Snellville, Georgia 30078
City, State, Zip Code
Phone Number(s) Fax

Contact Person: Dakota Carruthers Phone: (470) 880-5874 Fax: _____

Cell Phone: _____ E-mail: Dakota.Carruthers@centurycommunities.com

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

Requested/Proposed Future Land Use Map (FLUM) Amendment: Low Density Residential

Proposed Use (Describe): 98-unit single-family detached residential subdivision

Property Address/Location: 1725 Rockdale Circle; 1689 Rockdale Circle District 5th Land Lot 60 Parcel(s) R5060 008 and R5060 023

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: See Standards Governing the Exercise of the Zoning Power, attached.

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

Response: See Standards Governing the Exercise of the Zoning Power, attached.

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: See Standards Governing the Exercise of the Zoning Power, attached.

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: See Standards Governing the Exercise of the Zoning Power, attached.



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Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

May 17, 2022

Via Hand Delivery

Mr. Jason Thompson
City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078

Re: Rezoning Application together with associated Land Use Plan Amendment Application (the "Application") by Century Communities of Georgia, LLC (the "Applicant") to rezone that certain real property located at 1725 Rockdale Circle, City of Snellville, Georgia 30078, Tax Parcel Number R5060 008, and 1689 Rockdale Circle, Snellville, Georgia 30078, Tax Parcel Number R5060 023 (both parcels, collectively, the "Property") from RS-15 to RS-5 and to amend the City of Snellville Future Land Use Map ("FLUM") to change Property's existing land use designation of Medium Density Residential to Low Density Residential

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER: REZONING APPLICATION, ATTACHMENT A

Applicant is requesting the rezoning of Property, from the current RS-15 (Single-Family Residential) to RS-5 (Single-Family Residential) to construct a 98-unit single-family detached residential subdivision with a total site density of 3.91 units per acre.

A. Will this proposed rezoning and the proposed land use change permit a use that is suitable in view of the use and development of adjacent and nearby properties?

The proposed rezoning and the proposed land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The rezoning and the land use change will allow for low-density residential development within Skyland area where predominate land use already is low-density residential.

B. Will this proposed rezoning and the proposed land use change adversely affect the existing use or usability of adjacent or nearby properties?

The proposed rezoning and land use change will positively affect the existing use of nearby properties by expanding the supply of available housing that is consistent with the character of the surrounding neighborhoods and provides options for families and professionals in the area.

PPAB 7516267v1

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C. Does the property to be affected by the proposed rezoning have reasonable economic use as currently zoned?

Due to the size, shape, and topography of the Property, it does not have reasonable economic use as currently zoned.

D. Will the proposed rezoning and the proposed land use change result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The Property is in an appropriate location for the proposed development, and the proposed rezoning and land use change will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Applicant's request for a land use change would result in a lower density development in accordance with surrounding uses while providing a transitional density from the RS-15 properties and the commercial corridor along E Main St, resulting in little to no impact to the surrounding properties or schools.

E. Is the proposed rezoning in conformity with the policy and intent of the Future Land Use Plan?

The proposed rezoning and land use change is in conformance with the policy and intent of the land use plan. The proposed rezoning is consistent with the Comprehensive Plan Future Development Map designation of Skyland. The City's Comprehensive Plan describes Skyland as a group of neighborhoods that protects its residential character, a school-focused community with strong social ties to neighborhood schools. Skyland is characterized by a mix of older ranch homes and newer subdivisions with traditional, tow-story homes. Predominate Land Uses in Skyland are low-density residential. The proposed rezoning to RS-5 is consistent with the Skyland character of low-density residential. Further, the proposed rezoning would provide a transitional use from the established subdivisions and the commercial corridor along E. Main St.

F. Are there other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning?

The Property's location surrounded by low-density residential areas is well-suited for a quaint, high-quality, single family detached home subdivision in a walkable setting. The proposed rezoning and land use change would allow for a development consistent with the character of the surrounding residential at a lower density than identified on the Future Land Use Map while still providing the transitional density and walkable setting intended by the City's Comprehensive Plan.

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Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun R. Adams", with a long horizontal flourish extending to the right.

Shaun R. Adams

SRA/avd
cc:

DESCRIPTION OF
1725 & 1689 Rockdale Circle

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a 1'' rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; **THENCE** proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2'' rebar found; **THENCE** North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2'' rebar found; **THENCE** North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2'' open top pipe found; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2'' open top pipe found; **THENCE** North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2'' rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; **THENCE** South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; **THENCE** South 13 degrees 16 minutes 47 seconds East a distance of 65.93 feet to an iron pin set; **THENCE** South 12 degrees 24 minutes 40 seconds East a distance of 114.53 feet to an iron pin set; **THENCE** South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to an iron pin set; **THENCE** South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to an iron pin set on the northerly Right-of-Way Line of Rockdale Circle; **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 46 seconds West a distance of 131.95 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1987.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to an iron pin set; **THENCE** South 65 degrees 09 minutes 53

seconds West a distance of 97.82 feet to an iron pin set; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to an iron pin set; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to an iron pin set; THENCE South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) the following courses and distances: North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,091,256 square feet or 25.052 acres.

