



REZONING APPLICATION

RECEIVED

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELVILLE GEORGIA ¹³ 2022

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

CITY OF SNELVILLE
PLANNING & DEVELOPMENT
DATE RECEIVED: _____

1915 PHARRS RD #2200547
RZ 22-09 SUP 22-06
PARCEL- 5056-362

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.

Park Place Snellville, LLC

Park Place Snellville, LLC

Name (please print) Name (please print)
1505 Lakes Pkwy, Suite 190
Address
Lawrenceville, GA 30043
City, State, Zip Code

(770) 962-9780 (770) 963-3424
Phone Number(s) Fax

1505 Lakes Pkwy, Suite 190
Address
Lawrenceville, GA 30043
City, State, Zip Code

(770) 962-9780 (770) 963-3424
Phone Number(s) Fax

Contact Person: Robert Jackson Wilson Phone: (770) 962-9780 Fax: (770) 963-3424

Cell Phone: _____ E-mail: jwilson@rjwpcclaw.com

Present Zoning District Classification: BG Requested/Proposed Zoning District Classification: HSB

Present Future Land Use Map (FLUM) Designation: Commercial Retail Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Climate Controlled Self Storage

Property Address/Location: 1915 Pharrs Road District 56 Land Lot 5 Parcel(s) 362

* 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.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

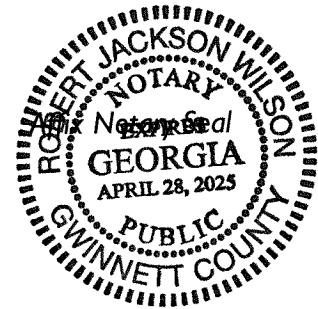
The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. 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.

[Signature] _____ Date 9/12/2022

Ronnie DeThomas, Manager
Type or Print Name and Title

[Signature] _____ Date 9/12/2022

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 ~~Scenic Points, LLC~~ ^{Robert Jackson Wilson} 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.

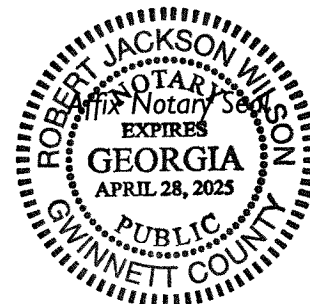
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] _____ Date 9/12/2022

Ronnie DeThomas, Manager
Type or Print Name and Title

[Signature] _____ Date 9/12/2022

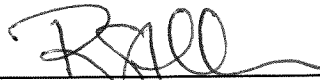
Signature of Notary Public Date



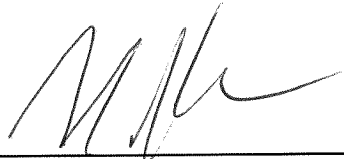
AUTHORIZATION TO INSPECT PREMISES

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 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.

 9/12/22
Signature of Owner or Agent Date

Ronnie DeThomas, Manager
Type or Print Name and Title

 9/12/22
Signature of Notary Public Date



BK53693 PG0326

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 JUL 16 PM 4:45

RICHARD ALEXANDER, CLERK

305143

PT-81 # 47-2015-014891
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 2430.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After Recording Return To
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #2209-0008 (ALC/brp)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 13th day of July, 2015, by and between, **RONALD EUGENE BARRETT**, as Trustee of the **Barrett Family Charitable Remainder Trust** dated **February 15, 1997** ("Ron"), **SARAH ALLENE BARRETT** ("Sarah") and **RALPH E. BARRETT** ("Ralph"), as party or parties of the first part, hereinafter collectively referred to as "Grantor," and **PARK PLACE SNELLVILLE, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 56 of the 5th District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property")

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

0061589

BK53693 PG0327

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor and not otherwise, SUBJECT TO THE FOLLOWING LIMITATIONS:

- (1) Ron and Sarah shall only warrant title to that portion of the Property that is also the same as the real property described in that certain Right of Way Deed from Ron and Sarah in favor of the Department of Transportation, dated March 31, 1997, and recorded in Deed Book 13986, Page 194, Gwinnett County, Georgia records; and
- (2) Ralph shall only warrant title to that portion of the Property that is also the same as the real property described in that certain Right of Way Deed from Ralph in favor of the Department of Transportation, dated March 31, 1997, and recorded in Deed Book 13986, Page 190, Gwinnett County, Georgia records.

[SIGNATURES ON FOLLOWING PAGE]

BK53693 PG0328

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of.

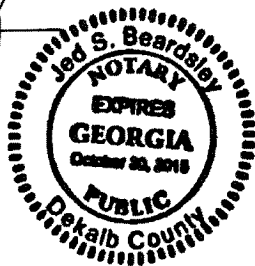
GRANTOR

Jed S. Beardsley Ph.D.
Unofficial Witness

Ronald Eugene Barrett (SEAL)
RONALD EUGENE BARRETT, as Trustee
of the Barrett Family Charitable Remainder Trust
dated February 15, 1997

Jed S. Beardsley
Notary Public

[NOTARY SEAL]



Jed S. Beardsley Ph.D.
Unofficial Witness

Sarah Allene Barrett (SEAL)
SARAH ALLENE BARRETT

Jed S. Beardsley
Notary Public

[NOTARY SEAL]



8K53693 PG0329

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of

GRANTOR:

David S. Beardsley Ph.D.
Unofficial Witness

Ralph E Barrett (SEAL)
RALPHE BARRETT

Jed S. Beardsley
Notary Public

[NOTARY SEAL]



BK53693 PG0330

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT NO.. DPI-0202 (001) CT.2
P I. NO.. 122720
PARCEL NO : 4

COUNTY: GWINNETT

All that tract or parcel of land lying and being in Land Lot 56 of the 5th Land District of Gwinnett County, Georgia, as shown in plat by Robert J Cagle, registered surveyor, dated July 21, 2014 for the Georgia Department of Transportation, and being more particularly described as follows:

TRACT 3

BEGINNING at a half inch rebar found along the existing right-of-way of SR124 at the northeasterly intersection of SR124 and Pharrs Road; thence proceeding S67°18'50"E for a distance of 50.47 feet to an iron pin set and the TRUE POINT OF BEGINNING; Thence proceeding 714.03 feet along the arc of a curve said curve having a radius of 22795.31 feet and a chord distance of 714.00 feet on a bearing of N15°45'26"E to a point; Thence proceeding 52.42 feet along the arc of a curve said curve having a radius of 22941.31 feet and a chord distance of 52.42 feet on a bearing of N15°22'04"E to an iron pin set, Thence proceeding S75°42'23"E a distance of 315.42 feet to a one inch square rod found; Thence proceeding S14°58'36"W for a distance of 474.13 feet to a half inch rebar found; Thence proceeding S60°22'31"W a distance of 425.82 feet to a right-of-way marker found; Thence proceeding N67°18'50"W a distance of 22.50 feet back to TRUE POINT OF BEGINNING

Said property contains 4.66 acres, more or less

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

BK53693 PG0331

EXHIBIT "B"

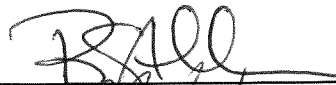
Permitted Title Exceptions

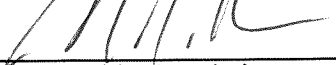
1. All general and special taxes and assessments for the year 2015 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located
2. All matters as shown on that plat of survey recorded at Plat Book G, Page 10-B, Gwinnett County, Georgia Records.
3. Right of Way Deed from G. W. Pharr to State Highway Board of Georgia, dated August 8, 1938, recorded at Deed Book 54, Page 605, aforesaid records.
4. Right of Way Deed from Lester W. Roberts, et al. to Gwinnett County, dated March 1, 1962, recorded at Deed Book 177, Page 406, aforesaid records.
5. Right of Way Deed from Ralph E. Barrett to The Georgia Department of Transportation, dated August 9, 1990, recorded at Deed Book 6153, Page 189, aforesaid records.
6. Right of Way Deed from Ronald Eugene Barrett, Trustee of the Barrett Family Charitable Remainder Trust dated February 15, 1997 and Sarah Allene Barrett to Department of Transportation, dated March 31, 1997, recorded at Deed Book 13986, Page 194, aforesaid records
7. Right of Way Deed from Ralph E Barrett to Department of Transportation, dated March 31, 1997, recorded at Deed Book 13986, Page 190, aforesaid records.

**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

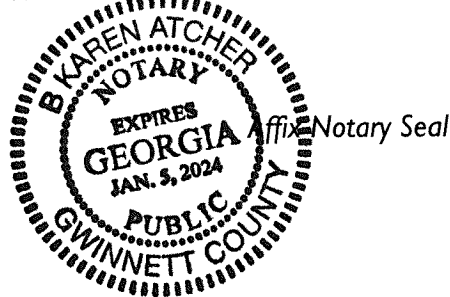
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

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

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

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

 9/12/2022
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?

xYES **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	\$300.00	2021

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

Legal Description

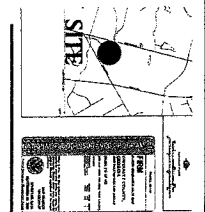
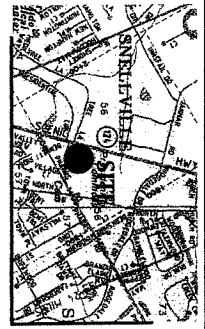
1915 Pharrs Road

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.

Print
Recorded 5/12/2017 8:50 AM
CITY OF SNELLVILLE
GWINNETT COUNTY, GA
Participant ID# 354823208

RESERVED FOR CLERK OF COURT



ABERRATION LEGEND and SYMBOL LEGEND tables defining line styles and symbols used in the site plan.

LINE LEGEND table defining various line types and their corresponding symbols.

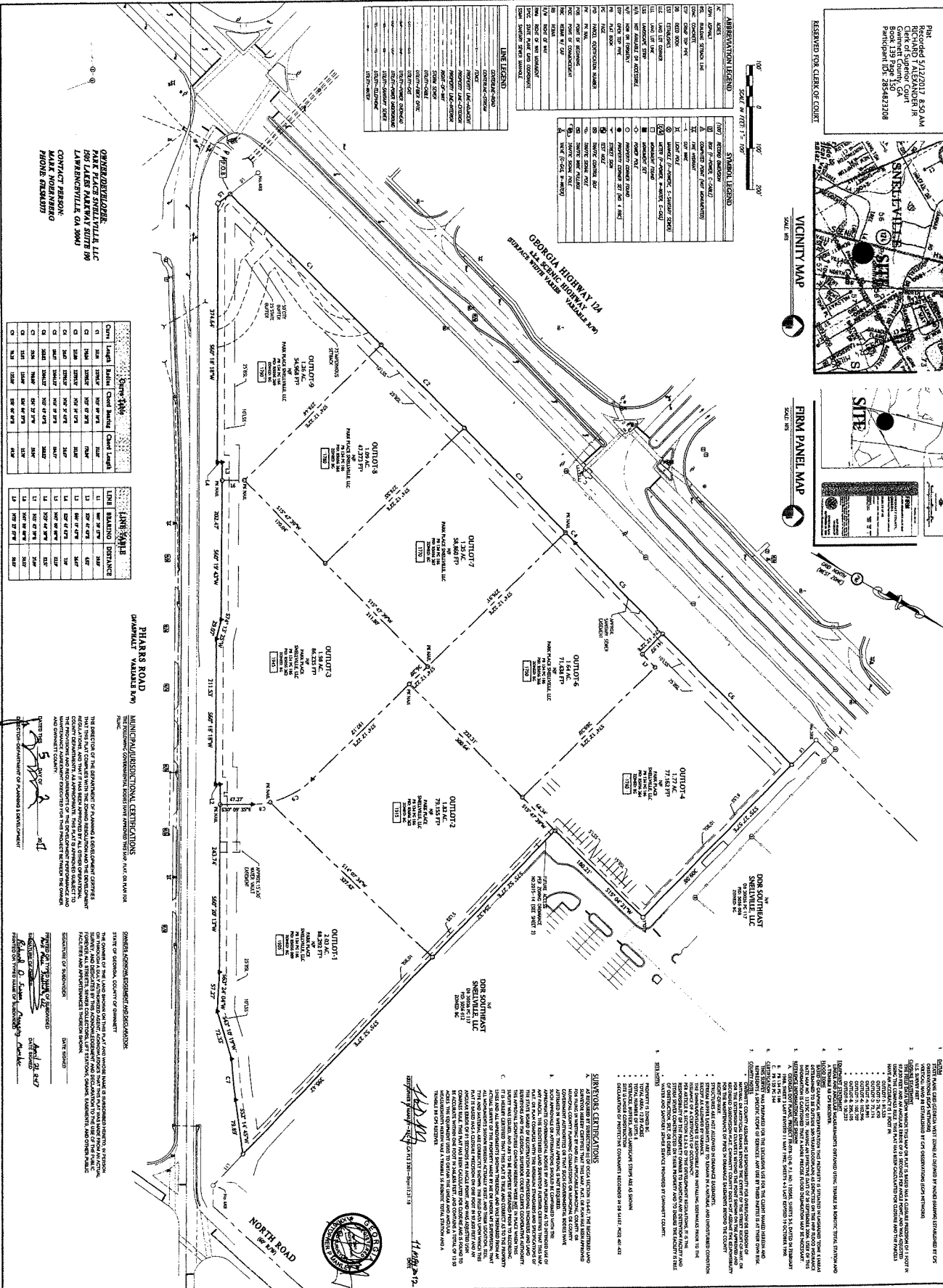


Table with columns for 'CHANGELINE', 'LINE', 'LINE BEARING', and 'DISTANCE'. It lists various boundary lines and their measurements.

MUNICIPAL/JURISDICTIONAL CERTIFICATIONS
MUNICIPAL/JURISDICTIONAL CERTIFICATIONS
MUNICIPAL/JURISDICTIONAL CERTIFICATIONS

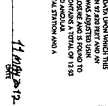
SHARED JURISDICTIONAL CERTIFICATIONS
SHARED JURISDICTIONAL CERTIFICATIONS
SHARED JURISDICTIONAL CERTIFICATIONS

REVISIONS table with columns for 'NO.', 'DATE', and 'DESCRIPTION'. It tracks changes to the plan.

PROJECT NUMBER: 2014215
DATE: 20 APRIL 2016
FIELD DATE: 15 MARCH 2016
DRAWN BY: K. KIMBLEY
CHECKED BY: D. BARKS
FILE NAME: 2014215.DWG

SURVEYOR'S NOTES
1. THIS PLAN AND ALL INFORMATION HEREON WAS PREPARED BY THE SURVEYOR ESTABLISHED BY THE STATE OF GEORGIA AND IS SUBJECT TO THE JURISDICTION OF THE SURVEYOR.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SURVEYOR'S CERTIFICATIONS
I, the undersigned, being a duly licensed and qualified Surveyor in the State of Georgia, do hereby certify that I am the author of the above and true and correct copy of the original and that I am a duly licensed and qualified Surveyor in the State of Georgia.
I, the undersigned, being a duly licensed and qualified Surveyor in the State of Georgia, do hereby certify that I am the author of the above and true and correct copy of the original and that I am a duly licensed and qualified Surveyor in the State of Georgia.



FINAL PLAN FOR
PARK PLACE
SNELLVILLE, LLC
LAND LOT 56--5TH DISTRICT
CITY OF SNELLVILLE--GWINNETT COUNTY, GEORGIA

PAULSON MITCHELL INCORPORATED
LAND PLANNERS - ENGINEERS - SURVEYORS
TRANSPORTATION LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE: 770.650.7685
FAX: 770.650.7684
www.paulsonmitchell.com

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 - 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 Overlander Sr. Tax Business Mgr.
NAME TITLE

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